Harberton Parish

Neighbourhood Area Design Codes and Guidelines

October 2023

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Quality information

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Revision History

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1	01/06/2023	Document issue	Simon Hargreaves	Urban Design & Landscape Architect, AECOM
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Introduction

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1. Introduction

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

AECOM has been commissioned to provide design support to the Harberton Parish Neighbourhood Plan Steering Group, through the Department for Levelling Up, Housing and Communities (DLUHC) - funded Neighbourhood Planning Programme, led by Locality. This document has been produced to inform new residential (only) development proposed in the Harberton Parish Neighbourhood Area. It presents a summary of the key characteristics which make this a special place to live and visit and this information is used to inform specific Design Codes and Guidelines which promote sustainable development and guide best practice.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes, to help deliver high quality outcomes for new development.

It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that 'design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics' (NPPF, 2021).

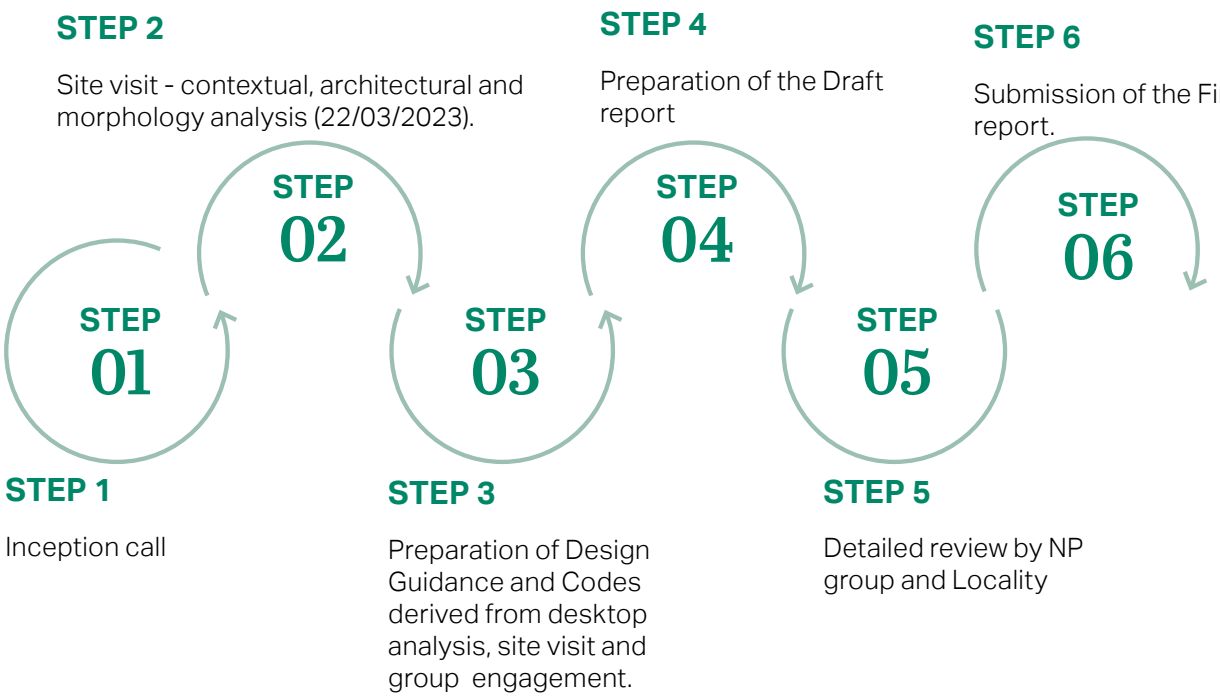
The NPPF also emphasises that 'the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (NPPF, 2021). It is therefore important that planning policies and decisions address the connection between people and places and how any new residential development will respond to and integrate successfully into the natural, built and historic environment.

1.1 Objectives

The report has been prepared to provide design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly forthcoming housing, coheres with and enhances Harberton Parish.

1.2 Process

The following steps were undertaken to produce this document:



Neighbourhood Area context analysis

02

2. Neighbourhood Area context analysis

2.1 Location and area of study

The Parish of Harberton comprises two rural villages, Harberton and Harbertonford, with several tiny hamlets and isolated farm dwellings. The settlements are largely residential and are served by limited local facilities. Harberton Village includes the Parish Hall, St Andrew's Church, playing field, The Church Inn public house, travel accommodation and in wider areas, Harberton Cricket Club and Daynes Farm Shop.

Harbertonford village includes a village hall, St Peter's Church, a primary school, football club, petrol station, post office, and in wider areas Nkuku Lifestyle store and cafe, and Peaceful Meadow Camping.

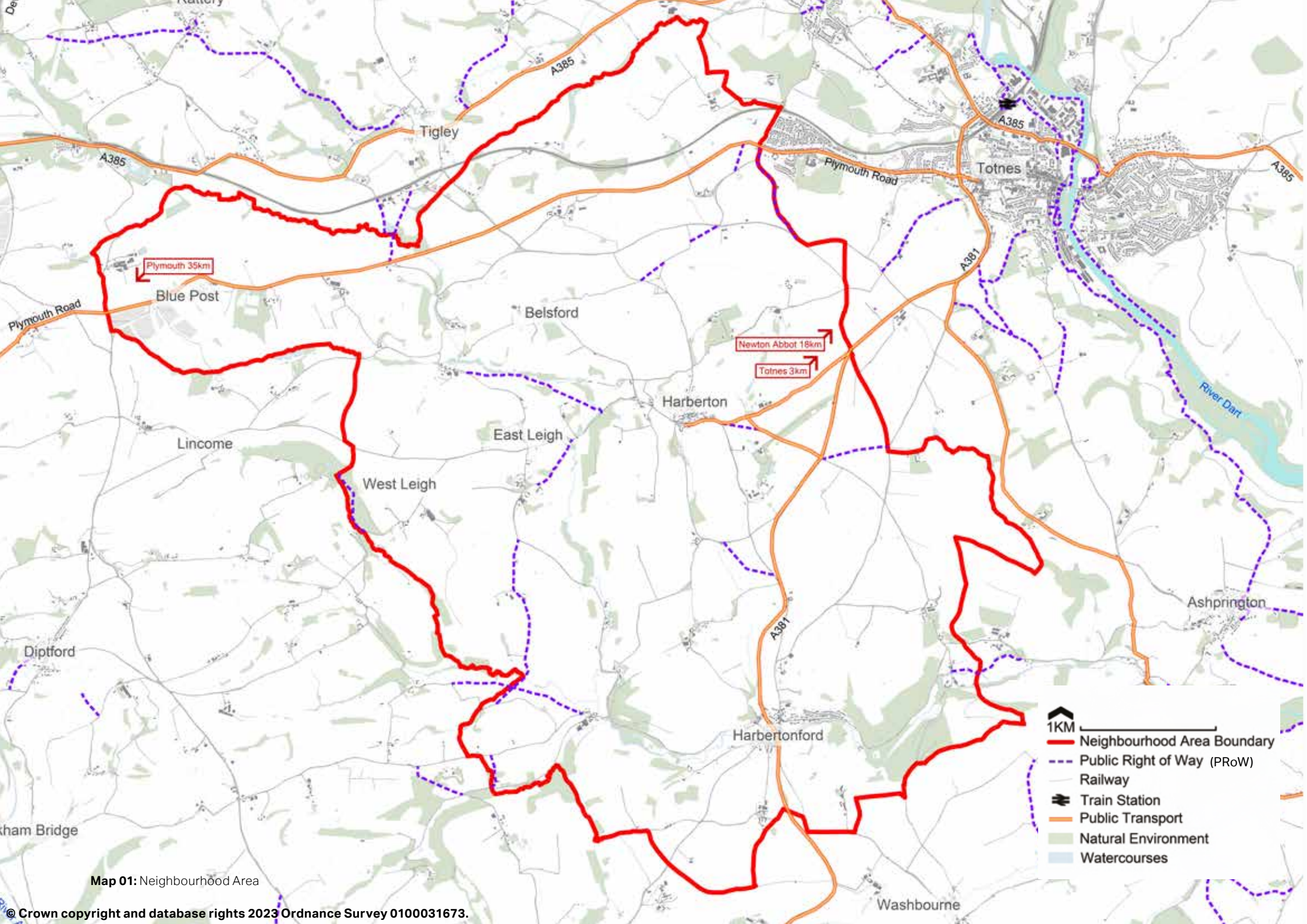
Access to the parish is provided by the A381 and a small network of minor rural roads.

The parish covers an area of 22.22 square kilometres set in a rolling agricultural landscape supporting a mix of farming practices, but mostly livestock. The ridges and plateaux give way to sweeping views of Dartmoor and towards the coast, with steep valleys, interspersed with woodlands and the river Harbourne and tributaries.

The landscape retains its patchwork of small fields divided by traditional Devon banks, in many cases supporting mature trees.

Surrounding the parish, additional hub amenities are provided in Totnes (3km east of Harberton), Dartington/Shinner's Bridge (1km north east from the northern parish boundary extents) or South Brent (3km west from the western parish boundary extents) There is a mainline railway station at Totnes and a bus hub serving the area. The A381 connects towns and villages throughout the South Hams, including Dartmouth, Salcombe and Kingsbridge. It also forms an important route for tourists visiting the area.

Figure 01: Tristford Road wayfinding post and bench



Map 01: Neighbourhood Area

2.2 Landscape, ecology and heritage designations

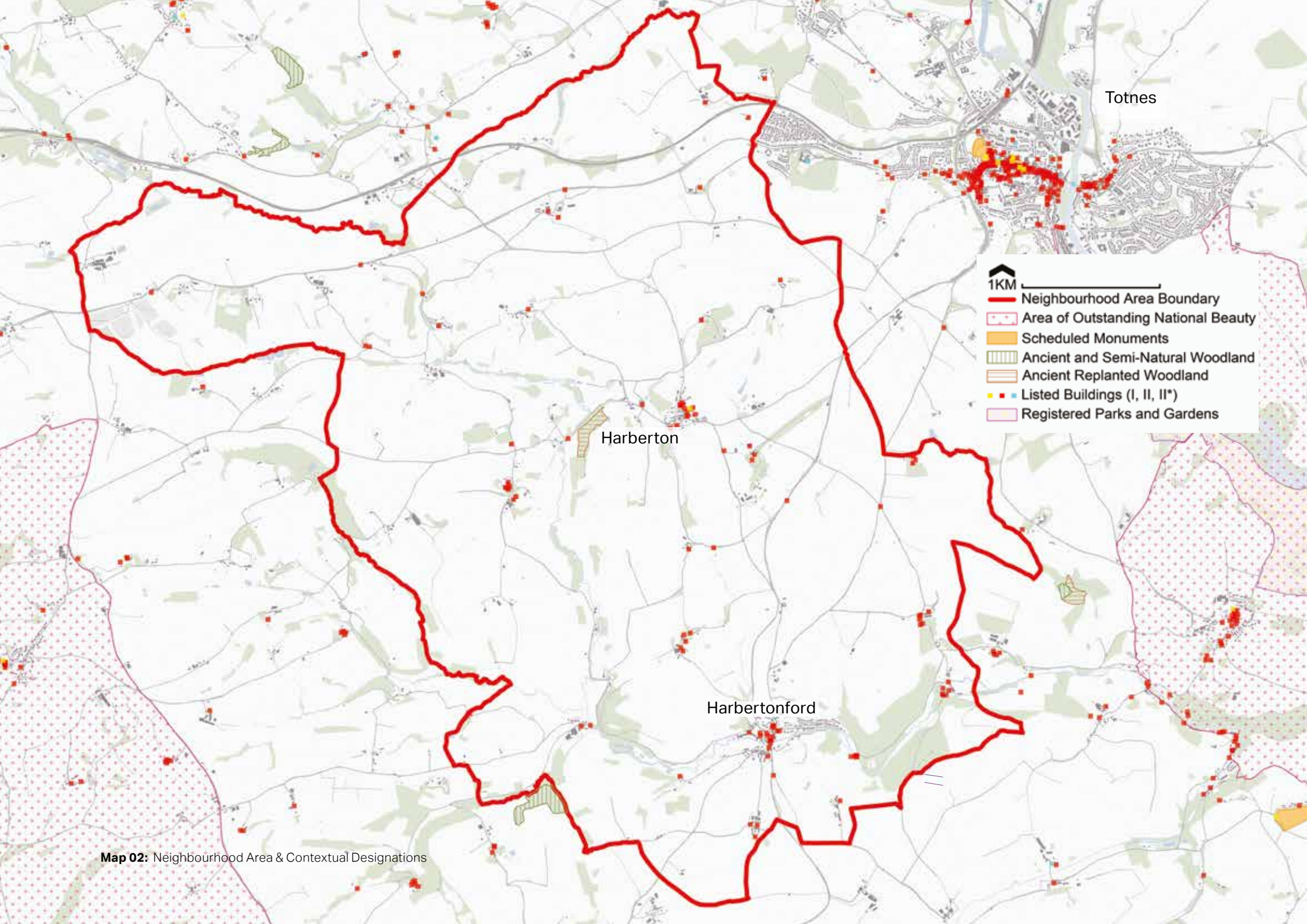
Within Neighbourhood Area:

- Two Scheduled Monuments: Medieval churchyard cross of St Andrew's Church and the Luscombe Cross;
- St Andrew's Church is Grade I listed and elsewhere there are buildings and structures of list status across the Neighbourhood Area predominantly Grade Two; and
- A number of Priority Habitat sites are located across the Neighbourhood Area including: Lowland Meadows, Deciduous Woodland, Ancient Replanted Woodland, and Traditional Orchards.

Outside the Neighbourhood Area:

- The South Devon Area of Outstanding Natural Beauty (AONB) wraps around the southern side of the Neighbourhood Area, approximately 1km south east and 1.5km south west of the boundary;
- There are 3 Sites of Special Scientific Interest (SSSI) nearby: Bulkamore Iron Mine is the closest in the Parish of Rattery approximately 3km to the north west and the same area is designated as a Special Area of Conservation (SAC);
- The Grade I listed Bowden House is located approximately 700m east of the Neighbourhood Area;
- Sharpham House Grade II* Registered Park & Garden flanks the western side of the River Dart 2.5km to the east; and
- An extensive network of Biodiversity Action Plan (BAP) priority sites.

Figure 02: Landscape setting



Map 02: Neighbourhood Area & Contextual Designations

2.3 Water and flood risk

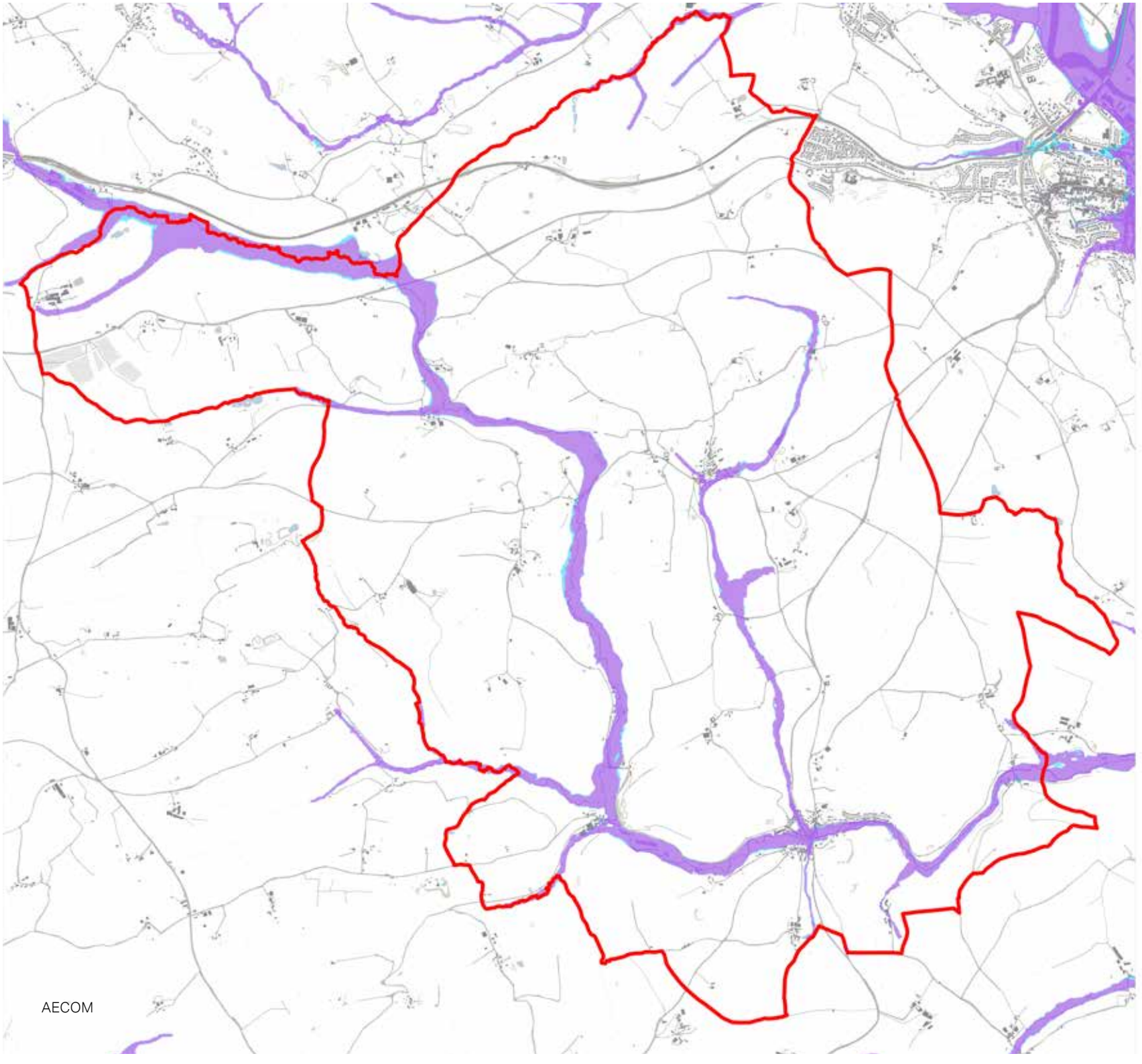
Policy DEV35 of the Plymouth and South West Devon Joint Local Plan focuses on managing flood risk and water quality impacts by directing development away from areas at highest risk. DEV35.3 states that development proposals located in Flood Zones 2 and 3 will be discouraged unless wider sustainability benefits can be demonstrated, following the application of the sequential and, if required, the exception test approach. DEV35.4 supports national requirements for all major development to incorporate sustainable drainage systems (SuDS) as an integral part of new development schemes.

The parish is bounded by the Harbourne River to the west and the south with its tributary running across the centre of the Neighbourhood Area. Underlying geology comprises breccias of the Permian period overlaid with sandstones and marls of the Triassic, a combination characteristic of springs and other sources of groundwater.

Much of the lower lying land lies within the flood plain of the Harbourne and its tributaries. These areas do fall under Flood Zones 2 and 3. However, some parts of the parish benefit from flood defences, which suggests the area may have a reduced risk of flooding.

These include a zoned clay-core embankment dam ('Palmer's Dam') in conjunction with 600mm of bed level lowering and channel widening through Harbertonford to increase channel capacity, a flow control system was installed at the reservoir outlet, a flood defence wall and surface drainage systems.

Figure 03: Tributary of the Harbourne River and central placemaking feature, Vicarage Ball



Map 03: Flood risk mapping

Flood Zone 1

less than 0.1% chance of flooding in any year

Flood Zone 2

0.1% – 1% chance of flooding in any year

Flood Zone 3

1% or greater probability of flooding

2.4 Historic development

The historic morphology covers the Neighbourhood Area from the mid-19th century to present day. Harberton and Harbertonford are both recorded on the 1842 tithe map. Harberton is recorded as a small settlement, concentrated along the main roads with the church at the eastern end of the village. Harbertonford is set on the River Harbourne; there is a recorded crossing on the tithe map with a number of buildings extending out along the roads from the crossing. The village is surrounded by fields, a mixture of arable, pasture and meadows. Much of the surrounding Neighbourhood Area is also recorded as agricultural fields at this time with further small, isolated settlements and farms.

By 1886 the layout of the two villages remained fairly unchanged. Some changes and additions were recorded to the buildings within Harberton and Harbertonford, including the Church of St Peter, Harbertonford, built on former meadow land. The villages remained small on the 1904 OS map, again with small additions and changes to buildings, while the surrounding land remained mostly agricultural. Throughout the 20th century, the villages have expanded with modern housing, particularly to the north in Harberton and to the east and south in Harbertonford. The landscape of the Neighbourhood Area remains predominantly rural, with large areas of rectilinear fields interspersed with farmsteads and small settlements.

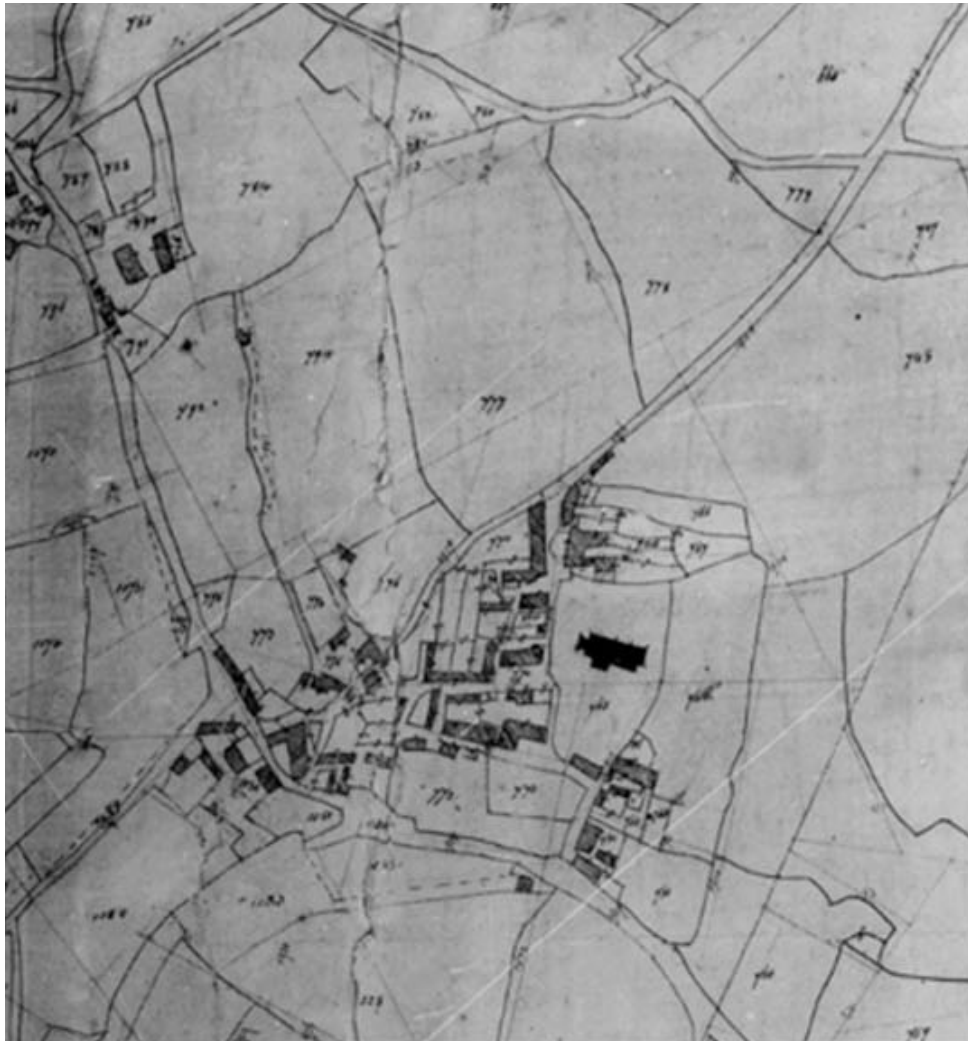


Figure 04: Harberton tithe map, 1842: Harberton Village

Figure 05: Harberton tithe map, 1842: Harbertonford Village

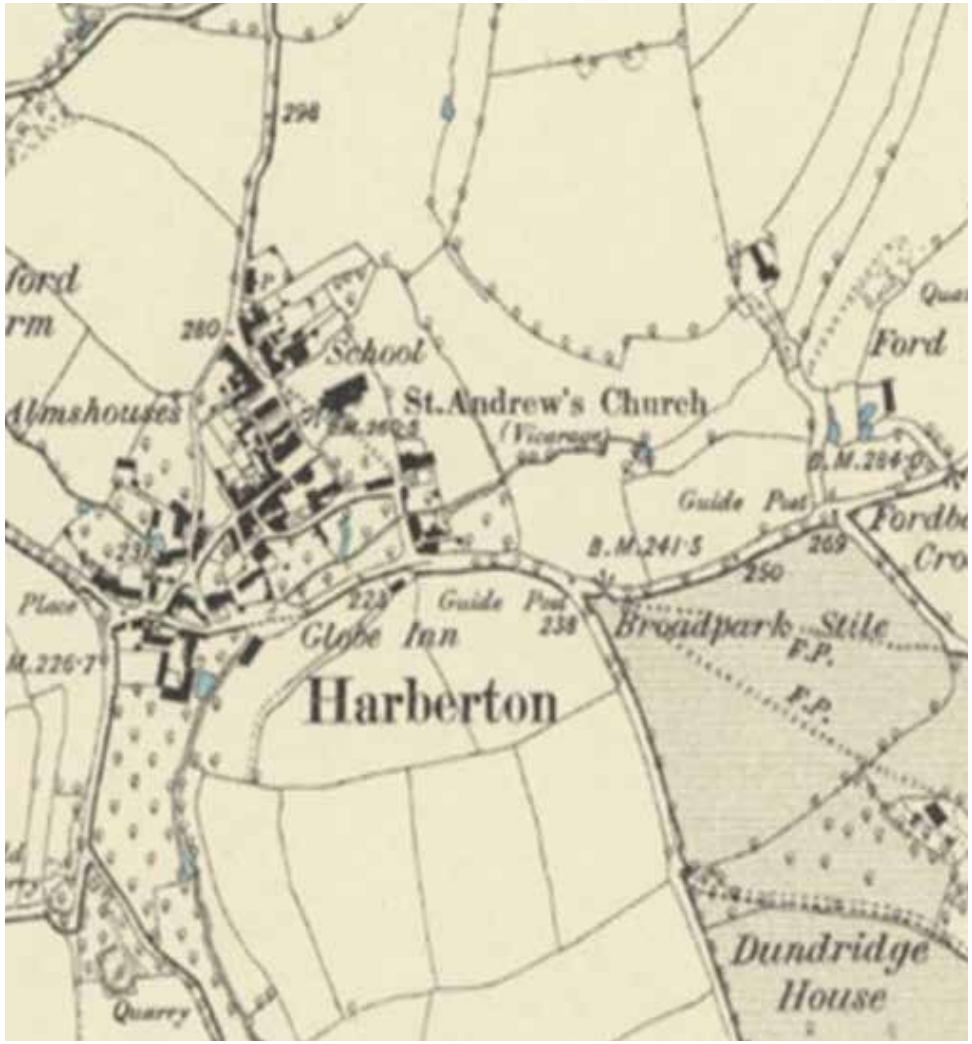


Figure 06: Six Inch Ordnance (OS) Devonshire CXX.SE, 1886: Harberton Village

Figure 07: Six Inch Ordnance (OS) Devonshire CXXVII.NW, 1886: Harbertonford village

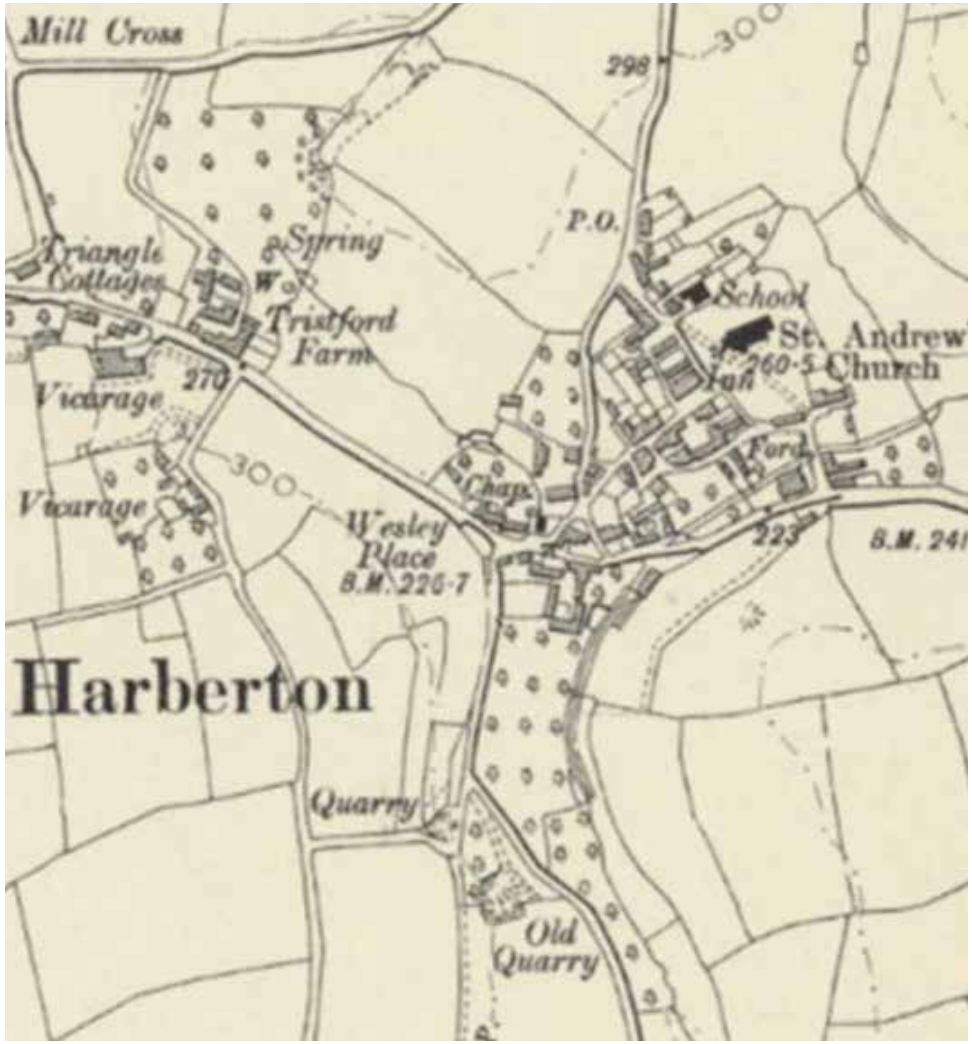
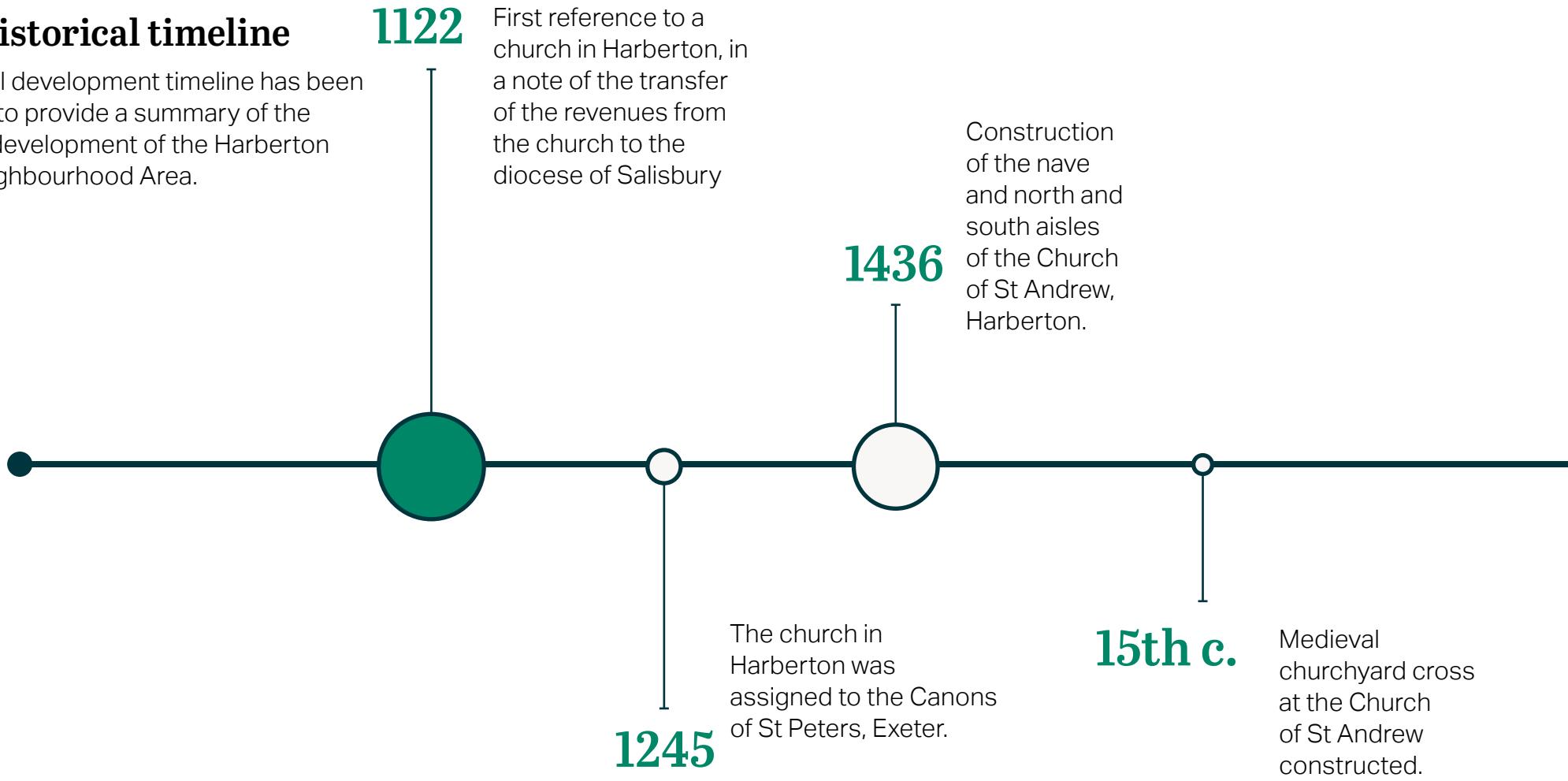


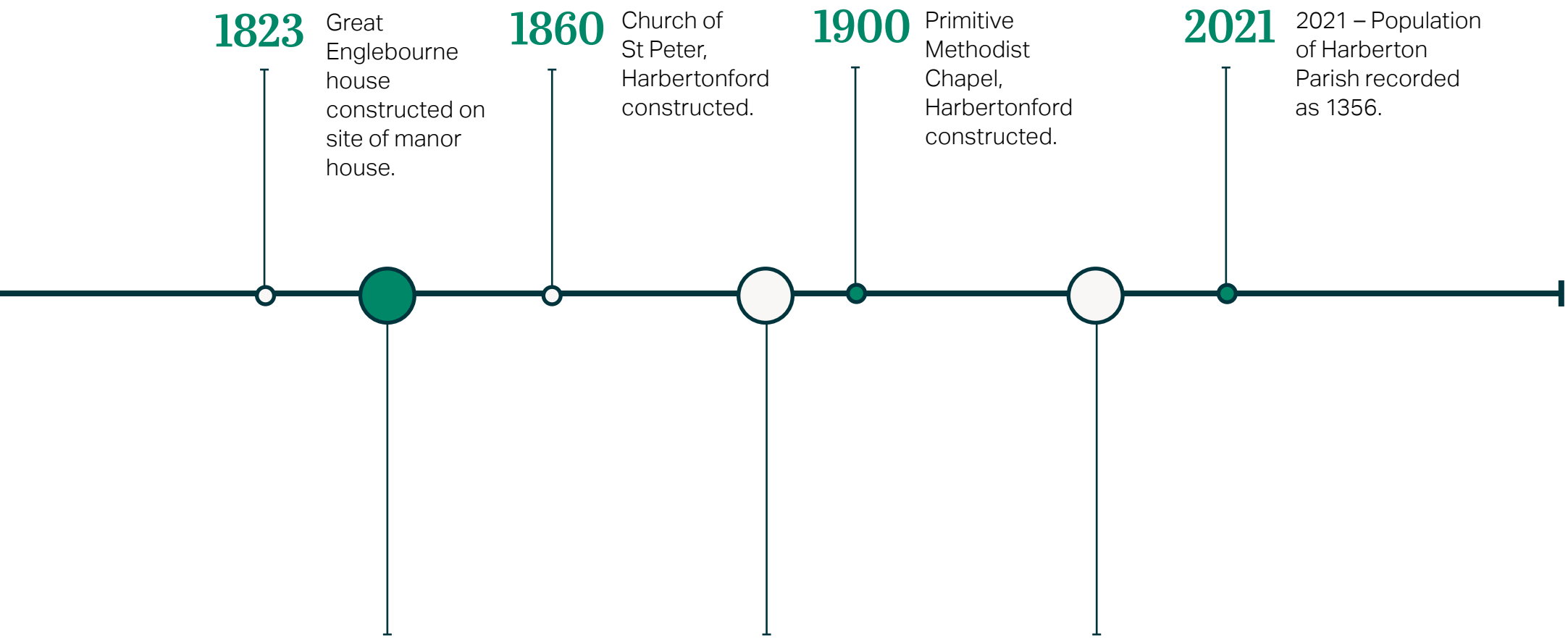
Figure 08: Harberton tithe map, 1842: Harberton Village

Figure 09: Harberton tithe map, 1842: Harbertonford Village

2.4.1 Historical timeline

A historical development timeline has been produced to provide a summary of the historical development of the Harberton Parish Neighbourhood Area.




1823
Great Englebourne house constructed on site of manor house.
1860
Church of St Peter, Harbertonford constructed.
1900
Primitive Methodist Chapel, Harbertonford constructed.
2021
2021 – Population of Harberton Parish recorded as 1356.
1848
The Old School in Harbertonford constructed.
1895
Harvey Family Mausoleum constructed in churchyard in Harberton.
1976
Harberton and Harbertonford Conservation Areas designated.

2.5 Stakeholder engagement

In preparation of the Neighbourhood Plan, much stakeholder engagement has already taken place . Beginning with a series of public consultations commencing in 2013. In 2015, detailed questionnaires were sent to every household in the parish. This consultation was supported by well attended community open days. In 2016 and 2017, there was consultation with South Hams District Council which led to draft and policy adjustments. The latest tranche of engagement began in June 2023 with further planned consultation later in the year.

The Neighbourhood Plan seeks to implement the wishes expressed by the community and is the basis for the vision, objectives and policies for the Parish. This process has facilitated the production of the Draft Neighbourhood Plan in February 2020. There is yet to be a statutory consultation of Parish residents, stakeholders and other interested parties, from which the responses will shape and inform the final draft of the Neighbourhood Plan.

Design related themes taken from the Harberton Parish stakeholder engagement are listed below, with references to general codes (Gen) and design codes (DC) which aim to deliver these ambitions:

Harberton Parish engagement Design related themes	***Design code references***
• **Nature**;	Gen:8,13 – DC02:1,3,4,5,6,9,10 – DC05:11
• **Settlement Character and Heritage**;	Gen:2,3,5,6,8 – DC01:5 – DC05:1,2,3,5,10
• **Safe streets (access)**;	Gen:1,4,11 – DC01:2,3,5 – DC02:2
• **Active travel**;	Gen:4,11,14 – DC01:2,3,5 - DC02:2
• **Reduce car dominance**;	Gen:4,11 – DC01:2,3,5 - DC02:2
• **Affordable Housing**;	Gen:7
• **Housing to downsize**; and	Gen:7
• **Renewable energy**;	Gen:12 – DC01:7 - DC03:1

https://www.harbertonparishcouncil.org/hnp-consultation/

2.6 Existing character assessments and design guidance

The following National level published character assessments, management strategies and design guidance documents are relevant to the Harberton Parish Neighbourhood Area:

2014 National Character Assessment

NCA Profile:151 South Devon (NE338)

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. The information they contain will support the planning of conservation initiatives at a landscape scale, inform the delivery of Nature Improvement Areas and encourage broader partnership working through Local Nature Partnerships.

2021 - National Planning Policy Framework DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Acheving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve.

2019 - National Design Guide
Department for Levelling Up Housing and Communities (DLUHC)

The National Design Guide (Ministry of Housing, Communities and Local Government, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2021 National Model Design Code DLUHC

Provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design

2020 - Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

2020 - Living with Beauty
DLUHC

This independent report introduces guidelines on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

2007 - Manual for Streets
Department for Transport

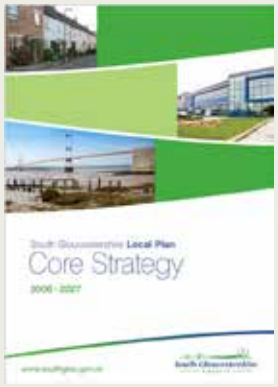
Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

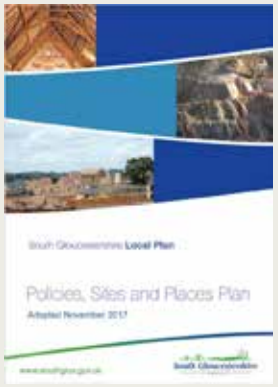
Plymouth and South West Devon Joint Local Plan (JLP) 2014 – 2034

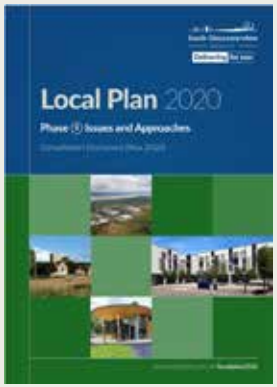
The Plymouth and South West Devon JLP was adopted by South Hams District Council on 21 March 2019, Plymouth City Council on 26 March 2019 and West Devon Borough Council on 26 March 2019. The adopted JLP covers the administrative areas of Plymouth City, South Hams District and West Devon Borough and forms part of the Development Plan for these areas. In this settlement hierarchy, Harberton and Harbertonford are classified as 'Sustainable Villages'.

Plymouth and South West Devon Supplementary Planning Document (SPD)

It was adopted by Plymouth City Council on 22 June 2020, West Devon Borough Council on 9 June 2020 and South Hams District Council on 16 July 2020. The SPD has been prepared by the three local authorities to guide the implementation of the policies of the Plymouth and South West Devon JLP. Relevant key themes include Sustainable Development and the Climate Emergency, Place Shaping and Heritage and Natural Environment.



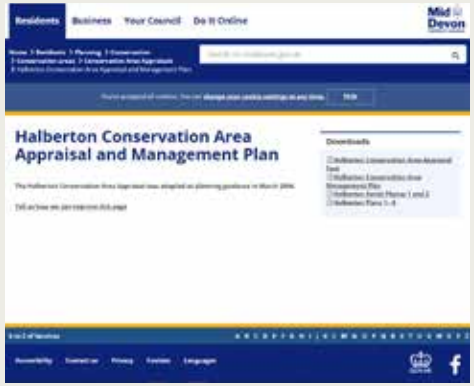




Harberton & Harbertonford Conservation Area

Harberton Conservation Area was first designated on 26 October 1976. It was extended on 3 October 1985 and again on 3 September 1992. The management plan is available online.

Harbertonford Conservation Area was first designated on 26 October 1976. It was extended on 3 October 1985 and again on 24 February 1994. There is currently no Conservation Area Management Plan.



3. Character assessment

This section outlines the broad physical, historic and contextual characteristics of the Harberton Parish Neighbourhood Area.

3.1 Introduction

Character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This guidance is focused on the residential character of townscape and the landscape setting, informed by the work of the Neighbourhood Plan Steering Group and the site visit by the AECOM consultant. Non residential land use and temporary forms of accommodation such as park homes are beyond the scope of this assessment. Features introduced in this section are later used to inform the Design Codes and Guidelines.

Figure 10: The setting of St Andrew's Church, Harberton

3.2 Character assessment

The character assessment is informed by the work conducted by the Neighbourhood Plan Steering Group and is structured around the main settlements and substructures of distinct character within the Harberton Parish Neighbourhood Area.

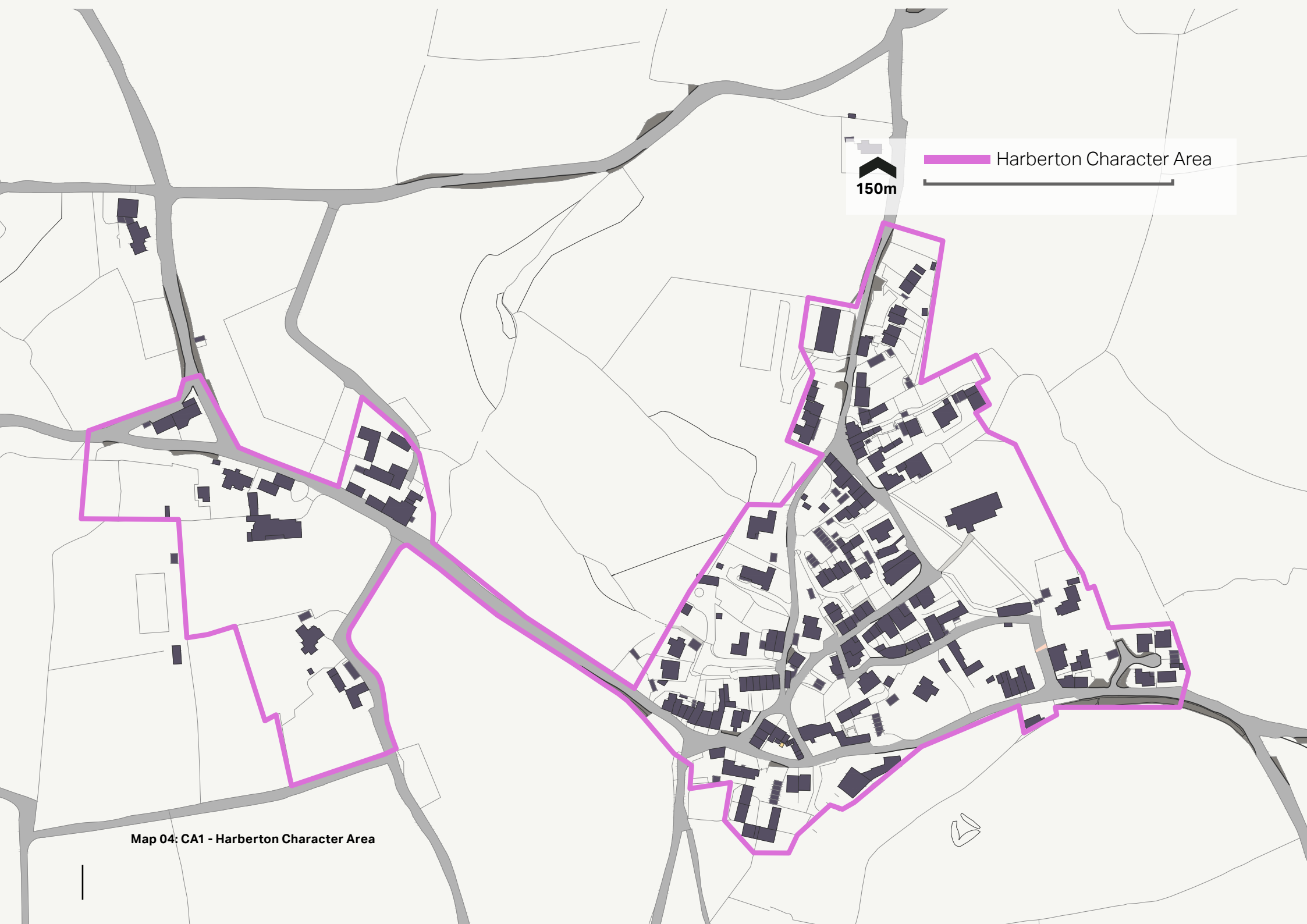
Listed below are the 2 distinct areas identified by AECOM's character assessment. It should be noted, that these boundaries do not necessarily align with settlement boundaries and relate only to areas of urban design/architectural character:

- **CA1 - Harberton;and**
- **CA2 - Harbertonford.**

The character assessment will cover:

- Pattern and layout of buildings;
- Access, green infrastructure, active travel and open space;
- Architecture and details; and
- Materials.

Figure 11: Short terrace with central flying freehold and cobbled access, Old Road

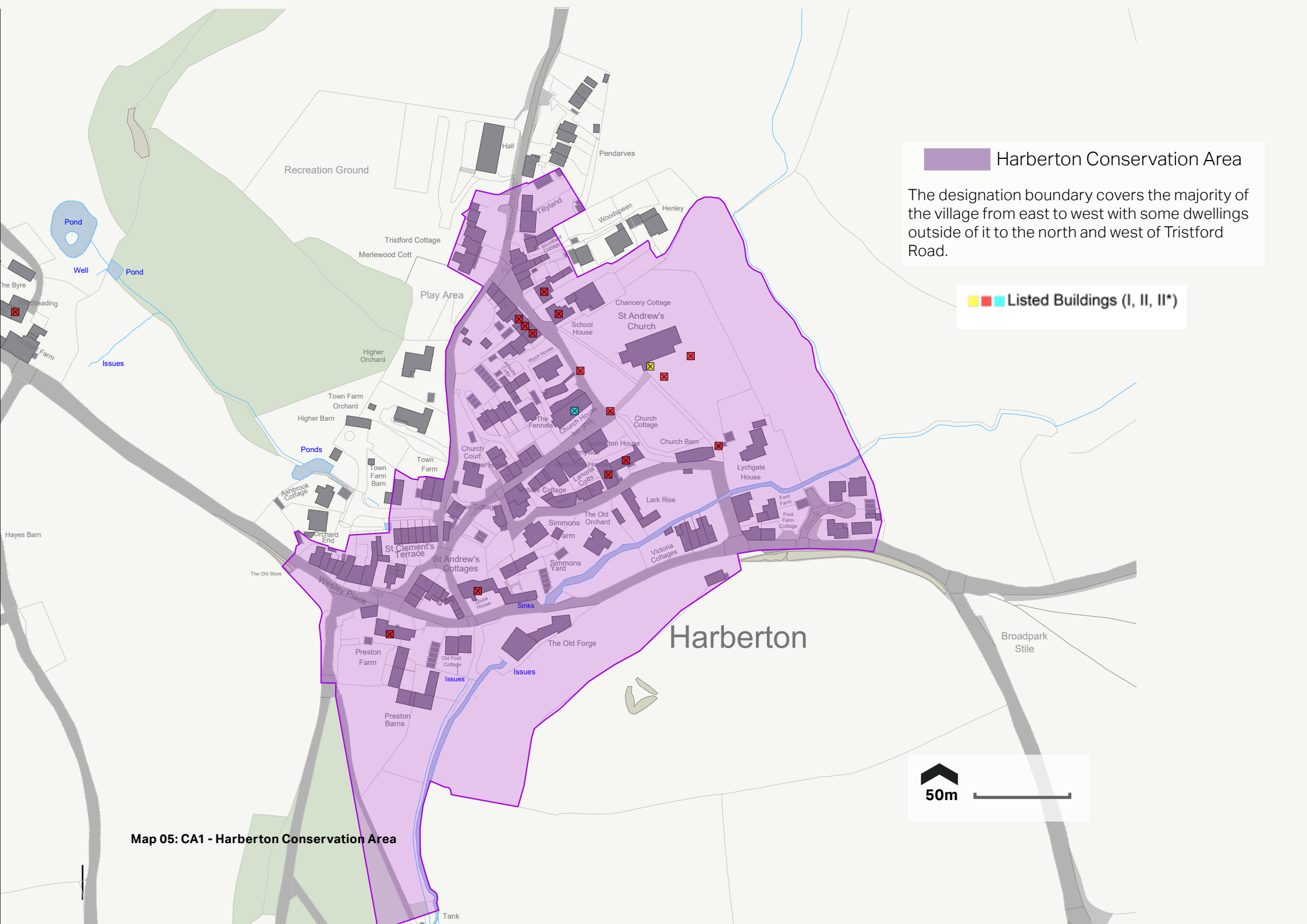


Map 04: CA1 - Harberton Character Area

CA1

CA1 - Harberton

Pattern and layout of buildings	Harberton is a small nucleated rural village in the centre of the Neighbourhood Area. The village is located on a southern facing slope and predominantly contains post-medieval buildings, including former farm buildings converted into houses, constructed of stone rubble. St Andrews church dominates the settlement arrangement, with the spatial character of the church yard enveloped to the north, west and south predominantly by residential housing. Dwellings are formed along connecting streets and are responsive to plot shape. The settlement has a depth quality due to the layering of dwellings which align and rise along topography to the north and the nucleated form of the settlement. Minimal setbacks and human scale streets and architecture are the essence of Harberton character. There is a small modern infill development, branching west off Tristford Road with 2 dwellings which form a cul-de-sac, other modern cul-de-sac arrangements include Meadow Close. Settlement evolution which incorporates the adaption of farms/farm buildings and intended residential dwellings provide varied building patterns, as different typologies respond differently to the street and with varying levels of enclosure. Settlement typologies include standard form short terraces and semi-detached houses, including both typologies adapted from farm dwellings facing courtyards, small cottages, and large detached housing. The access and frontage to the Church House Pub is wider than the rest of the street, which may point to a historic use.
Access, green infrastructure, active travel and open space	The street scale (narrow) places spatial restrictions on car movement which acts as a control measure (i.e reduces speed and requires more driver care, albeit parking can exert pressures on street character. The sunken valley characteristic, means access routes incorporate hills, some of which are steep, but this provides opportunities for long outward views, which combines with the historic and agricultural nature of the settlement to exude countryside charm. Tree blocks, established tree belts, Devon hedges and field margins all contribute to the areas verdant qualities and provide important habitat and biodiversity networks. At settlement level, despite the countryside location publicly accessibly land is quite limited. There is a small Public Right of Way (PRoW) network some distance from the settlement centre. Access to designated greenspace is provided by the recreational ground and play area behind the village hall, and the church grounds are accessible. There is a daily bus service (except Sunday) on the 164 to: Totnes - Kingsbridge – Salcombe. Pavement access is intermittent, albeit there are some pedestrian linking footpaths throughout the village There is no cycle provision.


Harberton Conservation Area
The designation boundary covers the majority of the village from east to west with some dwellings outside of it to the north and west of Tristford Road.
Listed Buildings (I, II, II*)
Harberton
Recreation Ground
Play Area
Hall
Pendarves
Tillyland
Woodspeen
Henley
Tristford Cottage
Merlewood Cott
Pond
Well
Pond
The Byre
Steading
Issues
Higher Orchard
Town Farm Orchard
Higher Barn
Ponds
Town Farm
Town Farm Barn
Ashbrook Cottage
Hayes Barn
Orchard End
The Old Store
St Clement's Terrace
St Andrew's Cottages
Wesley Place
Globe House
Sinks
Preston Farm
Old Ford Cottage
Issues
Preston Barns
Issues
The Old Forge
Tank
Chancery Cottage
St Andrew's Church
School House
Wyse House
The Fennels
Church House Inn (PH)
Church Cottage
Church Barn
Church Court
Lychgate House
Harberton House
Lark Rise
Simmons Farm
The Old Orchard
Simmons Yard
Victoria Cottages
Ford Farm
Ford Farm Cottage
Broadpark Stile
50m
Map 05: CA1 - Harberton Conservation Area

Architecture and details	At the eastern end of the village is the Church of St Andrew. It is a Grade I listed, medieval building with a 14th century chancel, 15th century nave, north and south aisles and a 15th or 16th century west tower and south porch. The church is constructed of local stone with a gabled roof. The entrance is to the south front and consists of an off-centre porch, comprising two storeys with a two-centred arch doorway to the ground floor and a two-light square-headed window to the first floor. There are battlements above with square crochetted finials, diagonal buttresses with set-offs, and a polygonal stair turret in the west angle with the south aisle with quatrefoil lights. There are four bays to the right of the porch and one to the left, each with a Perpendicular Gothic window. There are similar windows to the north and east fronts. There is a tall, slightly tapered west tower, consisting of three stages with buttresses and a polygonal stair turret of centre of the south side with battlements above the tower parapet level and pinnacles to each corner. There is a three-light Perpendicular window to the first stage and two-light bell openings and clock faces to the third stage. To the west of the church is Church House Inn, a Grade II* listed, 16th century public house, originally the church house. The building is constructed of stone with a roof partly gabled and partly hipped, consisting of two storeys and six window range. The windows are 19th century casements with glazing bars and timber lintels. The doorway to the left has the original timber doorframe with chamfered rounded arch and timber lintel. The doorway to the right includes an inserted window and door. Above the ground floor is a pentice on cantilevered chamfered brackets supporting a slate lean to roof. The surrounding buildings include mostly two storey houses with a mix of gabled and hipped slate roofs. For example, to the north of the inn is a row of 18th and 19th century houses, three of which are Grade II listed buildings, Vine House, Fern Cottage and The Wheel. The row consists of terraced, two storey buildings with either two or three window ranges, which front directly onto the road. The windows and doors to the three listed buildings have segmental arch, brick surrounds while the two houses at the northern end of the row have flat arched windows with lintels above. The Vicarage which is not particularly old, has generous elegant proportions and is sited perpendicular to the access road. The lower part of the village includes a series of buildings, mainly workers' cottages, constructed or developed in the early 20th Century by the Dundridge Estate. These include St Clement's Terrace (1904), a short terrace which includes commanding gabled dormers which create a string rhythm across the façade; St Andrew's Cottages; and Victoria Cottages (see Fig 15) (1901). The buildings share a similar character and architecture. Several, for example, make use of red and yellow polychrome brickwork around the doors, window surrounds or quoins. Many of them also bear the estate's crest. This means that the lower part of the Conservation Area, while not a separate Character Area, does have a distinctive character of its own, reflected in these historic working class dwellings and the former Wesleyan Methodist chapel that adjoins them. It also includes Grade II listed Preston Farmhouse." Porches are a common feature, some gabled with an open front, some mono-pitched whilst other constructed with a parapet roof and columns (Harberton Manor). Tristford Farm includes an elegant example comprising a dwarf wall and 9 windows per side, which accords with the sash windows of the house. The roof however is flat as there is a window above. The old stores' old shopfront has been tastefully executed in robust sectional wood with a window on either side. There are also several 20th/21st century houses interspersed throughout the village. These are mostly two storey rendered buildings, many with slate hanging to the first floor and slate roofs. Church Court integrates a car free communal frontage with pedestrian access adjoined by gardens and a rear parking area with garages. An Incongruent pair of semi-detached dwellings with mansard (concrete tile) roof and red brick walls mark the northern entry to the settlement. Beside which is a short row dwellings with hipped roofs and a disproportionate block paved area.

Figure 12: - Settlement layering

Figure 13: - Short terrace, pitched open fronted porch, mid-level stair window, wrap around extension with car port

Figure 15: - Embellished short row of 'cottages' with gabled dormer and hipped bays

Figure 14: - Simple single storey cottage with hipped roof and contrasting enclosed porch on dwarf wall

Figure 16: - Junction articulation, placed directly at street edge and no pavement

Materials	A high concentration of period buildings and the Conservation Area status means vernacular materials remain widespread. The settlement landmark Grade I listed church is constructed of local slate rubble with red sandstone dressings and Beerstone windows and doorway, with many replaced in the 19th century with Bathstone. The church is set within a surrounding churchyard with a medieval church cross, which is a scheduled monument. The cross is c.15th century in date, built of stone, and consisting of an octagonal plinth with a square shaft and pinnacle. The churchyard is bordered by a stone rubble wall, with square stone gate piers to the entrance. Elsewhere the Grade II* Church House Inn is constructed of whitewashed stone rubble with a slate roof, this material combination is common across the settlement. Elsewhere natural stone facades add additional colour and contrast to lime render, sometimes with red brick embellishments. The Vicarage is built in a buff brick with contrasting plinth. Slate hanging facades is a common treatment and provides added weather resilience. The Conservation Area status means often rainwater goods are metal and not plastic

Figure 17: - Natural stone boundaries which are at time area quite imposing, provide string street enclosure and contrast with the use of whitewashed render

Figure 18: - Textured lime render, stout gable detail with metal rainwater goods, timber windows and embellished barge board end. Slated modern fence compliments the vernacular wall and building

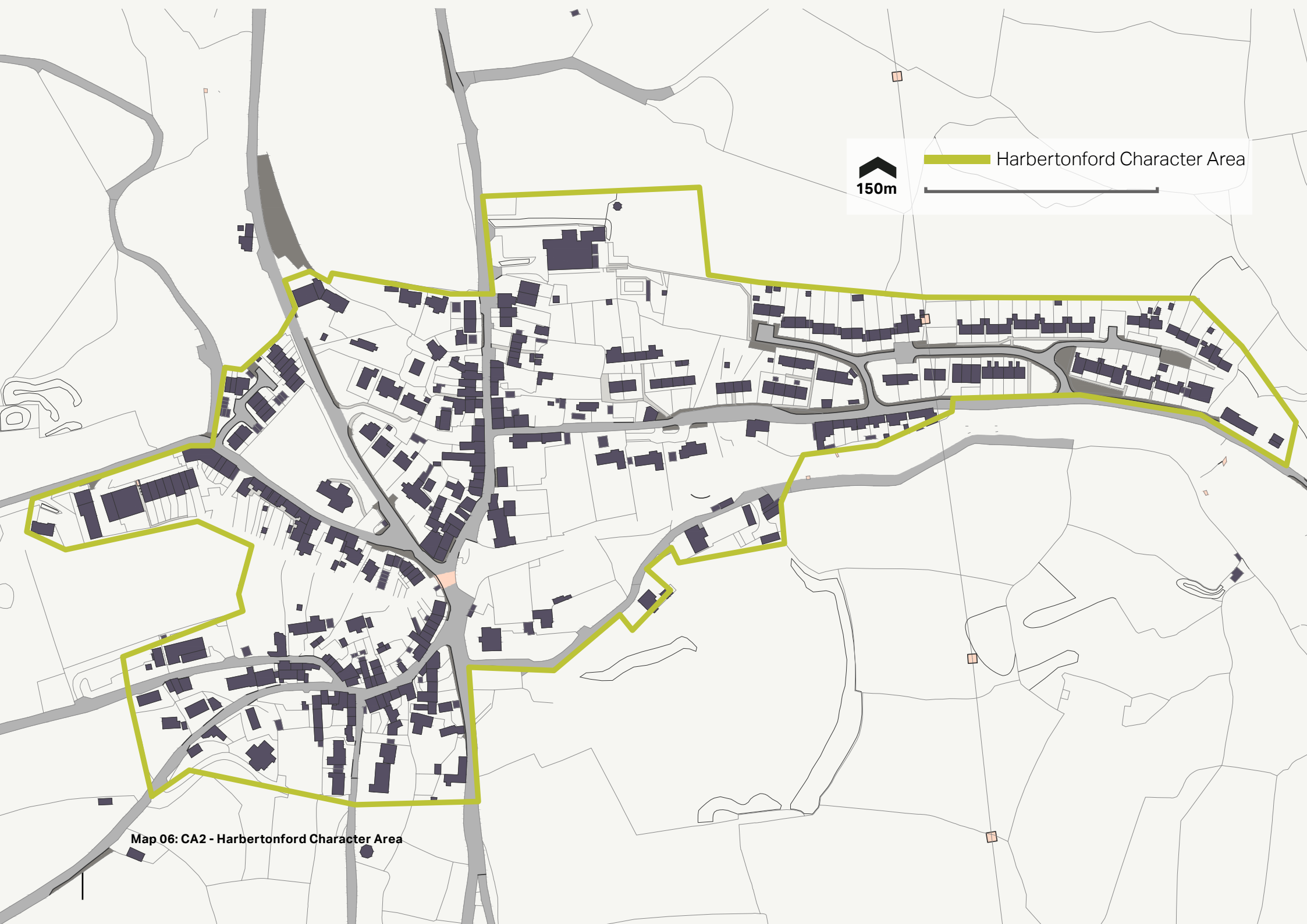
Figure 19: - Pedestrian access through Harberton

Figure 20: - Car-centric cul-de-sac arrangement at Meadow Close

Figure 21: - Car free frontage of Church Court

Figure 22: - Simple stone terraced 'cottages' at the junction of Fore Street and Tristford Road

Figure 23: - The arrangement of Church Close separates pedestrian from vehicular access/use, with parking area and garage blocks at the rear

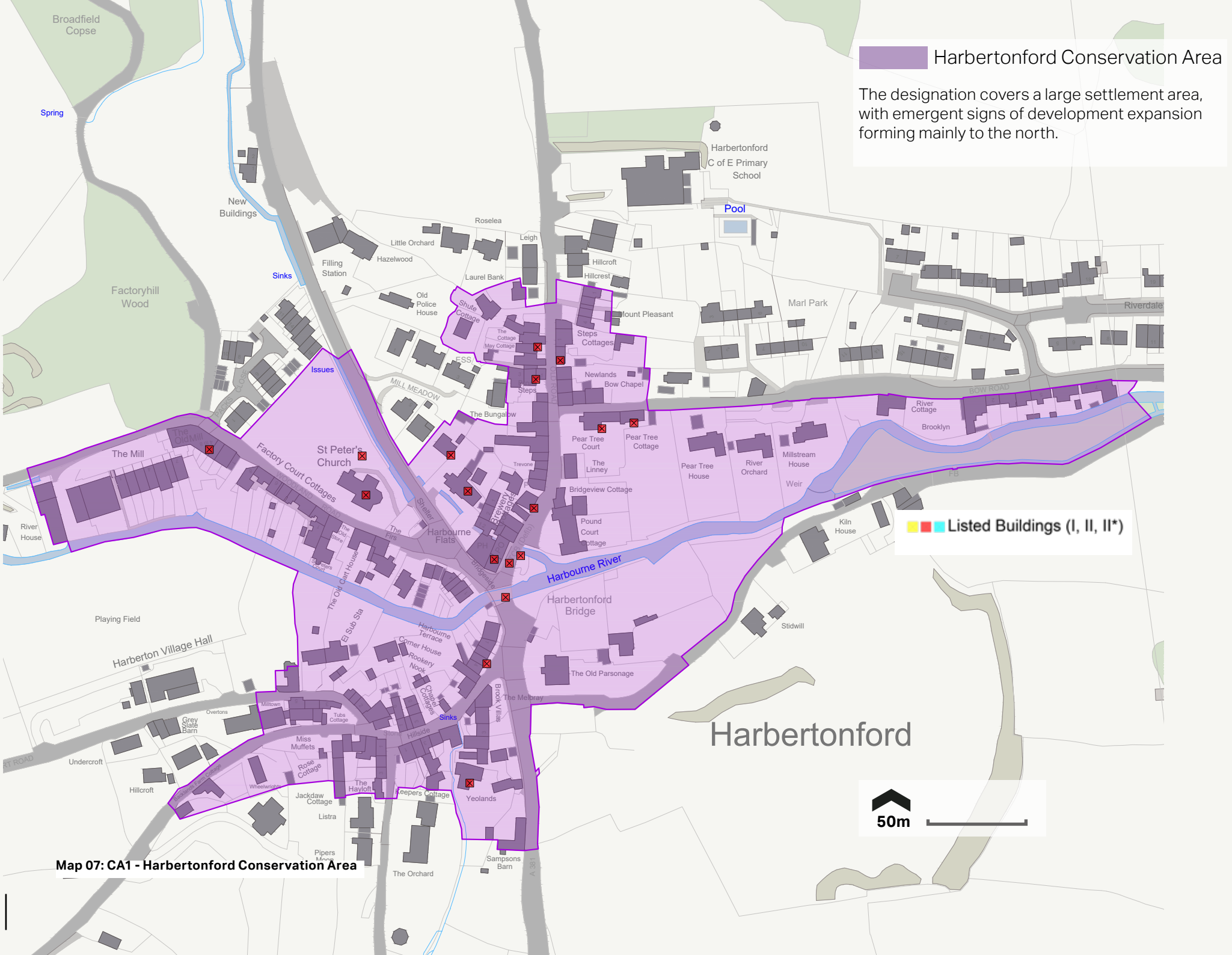


Map 06: CA2 - Harbertonford Character Area

CA2

CA2 - Harbertonford

Pattern and layout of buildings	Harbertonford is a village located at the southern end of the Neighbourhood Area, located in a valley position bisected by the Harbourne River and surrounded by gradual hill forms. Central to the village, the Harbourne River is bridged by a Grade II listed structure of mid-19th century date. The single span arch is built of slate rubble with local Devon limestone coping to the parapets. The bridge replaced an earlier one which was mentioned in 1664. Harbertonford is again a nucleated village, The aforementioned central area is also a road junction with five route options branching from it, and although off-centre, marks the centre of the village. Building arrangement west of the an axis formed by the A381 in the south, and continued by Old Road in the north is dissected by access streets and lanes with properties fronting forwards. Human scale streets and consistent building line with minimal setbacks produces a block like building pattern. Areas to the east of this axis have a different arrangement and areas north west beyond the Conservation Area are formed along a series of branching cul-de-sacs which at the extents of the village back onto woodland of significant gradient.
Access, green infrastructure, active travel and open space	Principal access to the village is provided by the A381 (north/south), with good route options provided by a local network of minor roads. The sunken valley character with rising hill forms all around adds to street interest both in terms of streetscape topography and levels and character of 'place' formed by contextual landscape views. The village context has a rich landscape quality and the settlement has a high relative tranquillity. The central bridge and river give the settlement a real sense of history and is an important placemaking feature of the village. There are no designated PRoW within the settlement and there is intermittent pavement access. Access to designated green space is provided by the playing field off Woodcourt Road, public allotments off Hernaford Road, Harbertonford Play Park accessed from Riverdale and access to St Peters' Church.



Map 07: CA1 - Harbertonford Conservation Area

Architecture and details	To the north of the bridge and beside the former Maltster's Arms Public House, a Grade II listed building. Bridge House includes a two-window range, with 12-pane sashes and a ground floor fixed-light 16-pane window with elliptical dressed stone arch head. The terrace 'block' articulates a central junction of the settlement comprising of three separate premises and emphasises the pseudo block arrangement seen elsewhere. The historic core of the village including along Old Road, Woodland Road and the western end of Bow Road are lined with post-medieval buildings, ranging from 17th -19th which front directly onto the road. Examples of the earlier buildings include May Cottage and The Cottage pair and Pear Tree Cottage, both probably 17th century. May Cottage and The Cottage comprise a pair of attached cottages, built of slate rubble, rendered with slate cladding to the front wing on the first floor. The cottages are two storeys with an asymmetrical four window front and the windows consist of 19th century two-light casements with glazing bars. The outer bays project to the road, while the inner bays are set back with stone rubble wall bordering the road. Pear Tree Cottage is similarly constructed of slate rubble and rendered and consists of two storeys and an uneven three window range. The central doorway has a small, slated canopy above. Later post-medieval buildings in this area include Pear Tree Court, directly west of Pear Tree Cottage. This building is mid-19th century, constructed of local slate and stone rubble and is comprised of two storeys with a single storey wing to the east, with a gabled roof. It has a symmetrical two window range front with pointed arch window openings with voussoirs. There are similar windows to the single storey wing. The house is located on Bow Road and the garden is bordered by a tall rubble stone wall with a segmental arch entrance on Old Road. Another 19th century building in this area of the village is Ford House, a Grade II listed former inn, now three flats. The building was constructed in c.1830s of slate rubble with brick dressings and a slate hipped roof. It consists of three storeys and a symmetrical three bay front with stone string courses at the first and second floor levels. The windows are original 12-pane sashes with brick flat arches and there is a central painted brick round arch doorway with a semi-circular fanlight with radiating glazing bars and original six-panel door, top panels glazed. On the northern side of Woodland Road is the church of St Peter, a Grade II listed 19th century church arranged in a cruciform plan consisting of a nave, apsidal end to the chancel, north and south transepts with a spire of the crossing, a vestry in the south west angle and a north porch. Gothic style with Early English and Decorated style details. The church is set within a surrounding churchyard, bordered by a stone rubble wall. Opposite an backing onto the Harbourne River an imposing long three storey building 'The Mills' of previous industrial use (wool and then corn industry) is now a residential block with parking at the rear. Beside this building there is another revamped version which is finished to a higher level, with steel bridge access, and standing seam accents. Next to this a further modern development is just common to finish with facades in white brick, contrasting standing seam roof and large box dormers.

Figure 24: - Responsive character. Where does the building end and the street/land begin?

Figure 25: - No setback or frontage. Comprising front-on and perpendicular buildings

Figure 26: - Flood control measures, Moorleigh Road

Figure 27: - Building street articulation, central Harbertonford

Figure 28: - Some vernacular buildings have an organic and strong adapted-to-plot quality

Materials	Conservation Area status has helped maintain the village vernacular, with many village buildings of post-medieval heritage construction in a simple material palette of stone rubble, some rendered, and slate roofs. Timber sash windows are widespread and there are example of modern replacement and tasteful alternatives. The principal roofing material is slate, although more examples of 20th dwellings have introduced concrete tiles which erode settlement character. Slate hanging on facades and gables is also common and a proven robust detail. The industrial influence scene in some buildings close to the river incorporate profiled metal roofs which accords well with buildings of this type.

Figure 29: - Later developed design around the car

Figure 30: - Typical street scene, strong enclosure provided by terraced arrangement. St Peter's Church to image right

Figure 31: - Contemporary simple dwellings, render with slate

Figure 32: - Harbertonford has industrial heritage which is demonstrated n some building typologies

Figure 34: - Staggered cottages front access. Minimal frontage with gabled porches

Figure 33: - Contemporary thermally efficient cottage

Design guidance & codes

04

4. Design guidance & codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Harberton Parish Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines and codes.

4.1 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 the design guidance and codes, setting out the expectations of the Harberton Parish Neighbourhood Area. The elements that are more general are what we mean by design guidelines. Other elements that are more prescriptive or set out parameters are the design codes. The design principles are set out as 'Area-wide Design Guidance' and 'Character Area Specific Design Codes' to ensure they are adaptable to the unique characteristics of the Plan Area. Images have been used to reflect good precedent and demonstrate design issues for consideration.

The Area-Wide Design Guidance should apply to any residential development outside the Character Areas and the Design Codes for adjacent Character Areas should also be referred to.

This guidance advocates for character-led design which responds to, and enhances the landscape and town/villagescape character. It is important that new residential development responds to local context and enhances the "sense of place" whilst meeting the aspirations of residents. The Neighbourhood Plan Steering Group and residents are particularly in favour of natural materials and sustainable design focused on energy/thermal efficiency.

This document focuses on residential development only, considering the local pattern of streets, the spatial layout of buildings, the spaces around buildings, construction traditions, materiality and the natural environment. Highlighting these to help determine the character and identity of new development, whilst recognising that new construction technologies can deliver good design also with enhanced building performance.

4.2 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 within planning applications that development proposals have considered and applied the following general design principles:

1. Development should demonstrate synergy with the existing settlement in terms of physical form, building arrangement, movement/access and land use type;
2. Development should relate sensitively to local heritage buildings, topography/ landscape features, countryside setting and long-distance views;
3. Development should reinforce or enhance the established character of the settlement;
4. Development should integrate with existing access opportunities, streets, circulation networks and understand access use (i.e who uses it, where they are going and volume);
5. Development should reflect, respect and reinforce local architecture and historic distinctiveness, avoiding pastiche replication;
6. Redevelopment of heritage buildings including farms should aim to conserve as many vernacular features as is practicable;
7. Development should deliver typology mixes which respond to housing need, including affordable and down sizing options;

8 Development should retain and incorporate important existing landscape and built-form features into the development which add richness;

9 Building performance in terms of the 'conservation of heat and fuel' over-and-above building regulations, should be a key design aspiration for new development;

10 Development should adopt contextually appropriate materials and construction details. Embodied carbon toolkits should be used to guide material specification;

11 Development should ensure all components e.g. buildings, landscapes, access and parking relate well to each other; to provide safe, connected and attractive spaces;

12 Energy considerations should be well integrated at the start of the design process, and development should adopt mechanisms for low energy operational usage and generative technologies which have capacity to support electric modes of transport;

13 Development should use nature-based water management solutions/ Sustainable Urban Drainage (SuDS) to manage on-site water and boost biodiversity habitat. Development should be able to demonstrate that it will not cause additional sewage overflow into local rivers; and

14 Development should, wherever possible, enhance access to public green space and green infrastructure to reflect settlement needs.

4.2.1 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 demonstrate evidence to show how the design proposal or masterplan has responded and produced an adequate design proposal.

The following fundamental questions should be used to evaluate the quality and appropriateness of development proposals within the Harberton Neighbourhood Area:

Pattern and layout of buildings

- What are the essential spatial characteristics of the existing development area and street pattern; are these reflected in the new proposed development?
- Are building densities appropriate for the development area?
- Is the plot to development ratio in keeping/appropriate for the location?
- Does the proposal react to, respect and incorporate site and landscape features including topographic features, green infrastructure and hydrology?
- How does the proposal relate to its setting? Have important physical and visual assets been identified and does the design respect/incorporate these assets?
- If the design is within or adjacent to a heritage/designated asset, have all elements which contribute to their significance been considered and respected in the new proposal? And does the new proposal preserve or enhance the setting of the asset? (Heritage assets include listed buildings and designated assets include Ancient Woodland, Ramsar, SAC and SSSI etc).

Access

- Does it favour accessibility, permeability and connectivity over cul-de-sac layouts? If not, why not?
- Are new points of access appropriate in terms of visibility, patterns of movement, desire lines and road speed?
- Do the new points of access and street layout pay regard to all users of the development; pedestrians, cyclists and those with disabilities?
- Do access and parking areas accord with existing spatial street scale/ proportions?

Building heights and roofline

- Is the proposed new development building height appropriate for the location? Does it reflect the proximate scale of development and respect local area assets, existing development and views?
- Does the proposed development height compromise the amenity/privacy of adjoining properties? Does the proposal overlook any adjacent properties or gardens?
- Does the height, form and massing of new buildings respond to contextual visual sensitivities?
- If the proposal is an extension, is it subordinate to the existing property?

Building line and boundary treatment

- Does the proposal respect the existing building line/enclosure characteristic?
- Has the appropriateness of the boundary treatments been considered in the context of the site? Can boundaries/ thresholds be constructed to provide added flood resilience where needed?

Green spaces and street scape

- Do proposals respect and enhance existing green corridors and biodiversity habitat networks inline with JLP section: E. Natural environment?
- Has the biodiversity mitigation hierarchy been used to protect existing green infrastructure from development?
- Have adequate protection measures been put in place to protect existing green infrastructure during construction?
- Has site capacity for tree planting been considered and opportunities integrated, to help achieve a good level of tree canopy cover?
- Have the Biodiversity Net Gain requirements been considered in accordance with the Environment Act 2021?
- Does the development negatively impact visual character, including settlement gateways?
- Have nature-based water management solutions/ SuDS been integrated to manage on-site water and the area's flood risk?
- Will any communal amenity space be created? If so, has usage been considered? and are measures incorporated to successfully fund landscape maintenance work?
- Have aspects of active and passive security been fully considered and integrated within development?
- Is active travel promoted at street level, and has the masterplan been designed to connect to existing movement networks?

Views and landmarks

- What are the existing key views and visual landmarks in the area and have these been retained, incorporated or enhanced by the development proposal?
- Does the development fall within any areas of key settlement views? How are these respected in the design?
- Are new views of the existing settlement and surrounding area incorporated into the proposal?

Architectural details and materials

- Has the local geology and architectural character been reflected in contemporary or traditional design proposals?
- Do the proposed materials harmonise with the local vernacular and geology? Are the construction details and materials of sufficient high quality?
- Can local materials be specified to support local industry?
- Has material specification considered user maintenance? Have appropriate materials been considered which provide longevity and robustness?
- Has flood resilience been designed into development?
- Does new development demonstrate strong design rationale, quality material specification and good detailing appropriate for the local climatic conditions?
- Is building performance a priority, relating to sustainability, running costs and user enjoyment?
- Has a fabric first approach to energy efficiency been integrated as a primary design driver? Are there opportunities to improve the thermal performance of the building fabric and future proof development?
- Have window, door, eave, verge and roof details been refined and considered in response to microclimates?

Parking and utilities

- Is parking well-integrated, inclusive of passive surveillance and not of detriment to visual street character?
- Does new development include fast internet speeds and space to work from home?
- Has adequate provision been made for bin storage, including areas for waste separation, holding and recycling?
- Does the installation of utilities include appropriate access for maintenance/ servicing?
- Is the use of renewable energy and energy saving/efficient technologies encouraged and maximised?
- Are all utilities and technologies well integrated with the building design?
- Does the lighting strategy reflect the strategy of the settlement for both private and public lighting applications and respect the settlement dark skies attributes?

Design Code 01

Pattern and layout of buildings

Area-wide Design Principles

1. Development should adopt the predominant enclosure and density characteristics demonstrated in the surrounding context or evolve the design to create spatial or placemaking improvements;
2. New residential development should be designed to be permeable and designed along connecting roads. Separate parking areas and pedestrian access 'walks' should be encouraged;
3. Where practicable development should provide space to design-in pavements and access tracks which connect through developments. When impractical due to character or spatial implications, street access should be designed to promote safe pedestrian flow;
4. Development building layouts should integrate contextual views where possible, and there should be adequate provision to create habitat corridors and nature-based engineering solutions for flood resilience and water management;

Figure 35: - The precedent of farm buildings hold valuable lessons on how to manage parking and maintain street enclosure.

5. Development character must be balanced with vehicular parking provision. On-street car clutter should be minimised and appropriate street space attributed for non-vehicular use/access. New development should design-out car dominance, and develop an access hierarchy which favours non-vehicular access.
6. Development edges should be highly considered. Development should engage/mesh contextually and respect existing development edges and settlement 'gateway' sensitivity; and
7. New residential development layouts should respond to building arrangement patterns and site specific microclimates to harness opportunities to improve thermal efficiency, reduce energy consumption and increase the environmental comfort for building users, both internally and externally.

Figure 36: - Good building typology precedent, which maintain street enclosure through variation of arrangement

Pattern and layout of buildings

Character Area Specific Design Codes

CA1 - Harberton

Enclosure is a critical part of settlement character. There should be a blend of primary frontage and imposing boundaries used to create street enclosure. Building arrangement placed perpendicular to the main access should also be used to create street enclosure.

Figure 37: - Dwellings vary arrangement but maintain enclosure character

Edges can be softened with elements of meaningful green infrastructure.

CA2 - Harbertonford

Block style arrangement with continuous facades should be used to maintain settlement character. Integrated pedestrian access and small parking courts should be integrated also.

Figure 38: - Façade and roof articulation adds street interest with a simple material palette

It is important to design-in storage space which is out of sight, to declutter façades but maintain user functionality.

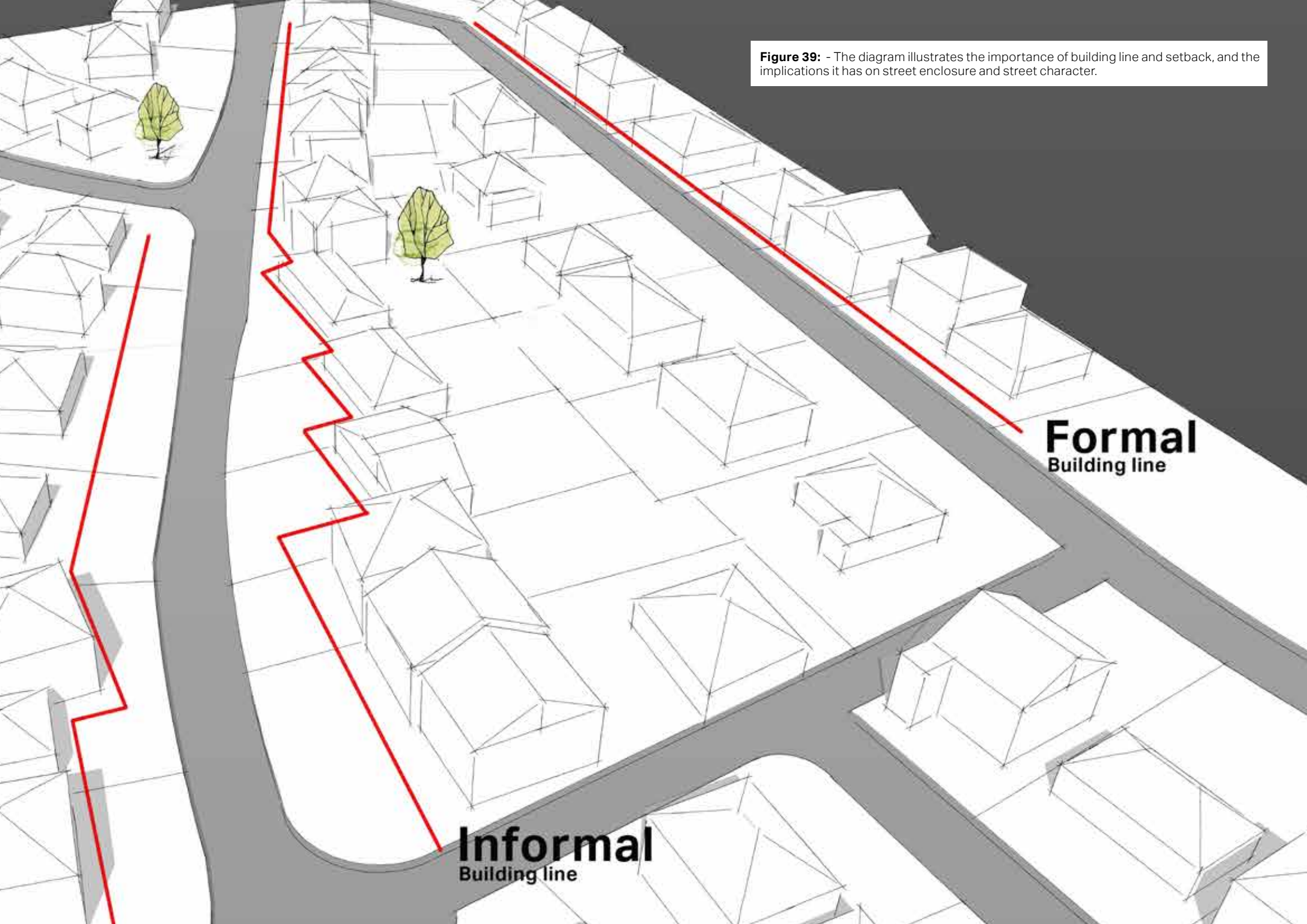


Figure 39: - The diagram illustrates the importance of building line and setback, and the implications it has on street enclosure and street character.

Figure 40: - A combination of buildings, components and materials compress the street and provide enclosure

Design Code 02

Access, green infrastructure, active travel and open space

Area-wide Design Principles

1. New residential developments should design-in meaningful feature trees and include a combination of hard and soft (native) boundaries to provide habitat networks;
2. Developments which separate non-vehicular and vehicular site access and provide meaningful car free/multifunctional areas should be encouraged. Development funding/contribution initiatives for the maintenance of communal areas should be demonstrated.
3. Developments should be designed around the retention of existing green infrastructure elements such as trees and field boundaries by applying the biodiversity mitigation hierarchy and development green infrastructure should be designed to bolster and bridge gaps and improve the overall habitat network;
4. Contextually appropriate species should be used, with schemes designed to thrive in the micro-climates and soils specific to the Harberton Parish Neighbourhood Area;

Figure 41: - BS 42021:2022 sets out requirement for Integral nest boxes.

Figure 42: - Water is very much integrated within the Neighbourhood area, and development impacts must be considered and opportunities for nature based solutions built-in to new development

5. New development planting should be cognisant of, and resilient to climate change. A combination of native and well-considered non-native species should be used;
6. Nature based solutions, including SuDS water management and targeted species plating should be integrated to improve the areas flood resilience;
7. Surface materials should be considered with a preference for permeable combined with robust details to provide longevity;
8. Turf with plastic netting or artificial turf should not be specified;
9. New development should incorporate bolt-on features to assist biodiversity including bat bricks, bird boxes (BS 42021:2022 Integral nest boxes) and hedgehog gravel boards; and
10. Green Infrastructure, community allotments or orchards should be explored and integrated to meet community needs. There should be opportunities to connect with nature at different scales everyday.

Figure 43: A variety of material and components (hard and soft) provide space for nature and street richness.

Access, green infrastructure, active travel and open space

Character Area Specific Design Codes

CA1 - Harberton

Stone walls are a common feature throughout the settlement. It is important the right materials and associated components are specified to accord with settlement character.

Figure 44: - Hard and soft elements provide added texture

Stone wall with capping a capped piers. Large timber gate with robust ironmongery and fixings.

CA2 - Harbertonford

High quality SuDS features and SuDS design principles should be integrated within all new developments at varying scales to assist with settlement water management.

Figure 45: - *Salix* beside the Harbourne River.

Water management principles should be a key design driver for new development.

Figure 46: 9 - Lichen covered stone wall and views through to an interesting conical tower at Tristford House

Design Code 03

Architecture and details

Area-wide Design Principles

1. Net Zero collective ambitions and development go hand in hand. Building design and efficiency regarding the conservation of heat and fuel and sustainable practices regarding material sourcing and waste should be key development considerations;
2. Innovation which supports a balanced new architecture blending the benefits of vernacular and contemporary design is welcomed;
3. Details, junctions, and materials should be designed to work together to improve longevity, resulting in a construction form which achieves higher u-values than building regulation targets - to future proof development;
4. Generous eave and verge overhangs should be sufficiently large enough to throw rainwater clear of the façade to provide improved weather resilience and minimise external surface staining, especially in exposed estuarine locations;
5. New development should respond to the scale and form of existing buildings, with internal space standards generous and appropriate for modern use;
6. Architectural design and specification should demonstrate design lineage derived from the architectural language of existing high-quality and contemporary examples;

Figure 47: - Good example of design lineage between developments

7. Architectural variety should be integrated through reactive design which responses to existing environmental, plot or built constraints;

8. The Internal fit-out should be robust with consideration for the passage of sound between internal rooms and especially within adjoined properties;

9. Where needed, consideration should be given to the adoption of flood resilient typologies and arrangements that locate high priority living areas above ground floor;

10. Flood resilience must be integrated into new development through a combination of passive and active control measures. For buildings, boundary walls, gates, ground floor levels/thresholds, plinths, lower storey facades must be cognisant and respond to the elevated flood risk. Ground raising should not be proposed without level for level compensation;

11. Foundation and subfloor details must be aligned to the water resilient strategy adopted by the designer, taking an approach either as a water exclusion strategy or water entry strategy; and

12. Traditional pitched roofed houses should continue to be the predominant typology. Flat roofs for buildings, extensions, garages, dormer windows and porches should be avoided, however, flat roofs with ecological green/ brown roofs are acceptable.

Figure 48: - Three storey Ford House, beside a simple vernacular cottage

Architecture and details

Character Area Specific Design Codes

CA1 - Harberton

Simple forms which incorporate reactive elements in response to plot, street or other qualities should be encouraged. Roof form should be pitched, with a variety of forms acceptable and characteristic of the settlement.

Figure 49: - Variety in fenestration rhythm and roof form

This simple terrace articulates the street slope and curve through building placement and roof form – adding street interest.

CA2 - Harbertonford

The existing settlement character incorporates elements of local vernacular derived from rural living/ agriculture and industry. New development should therefore draw from these precedent examples to create contemporary, thermally efficient and climate resilient housing which accords with settlement character.

Figure 50: - A blend of old and new

A heritage building integrates sensitively specified windows, timber façade elements and metal rainwater goods to give a contemporary finish.

“Sense of place”... what does it all mean?

To create successful places, that are representative of the people that live there, settlements must evoke a “sense of place”. These three words are regularly used by designers to define the unique qualities of settlement character, but it is not easy to recreate. Settlement character evolves slowly over centuries, as a coalescence of everyday practices, shaped by people and place. Settlement buildings are one aspect that documents this history, with architectural building styles and materials illustrative of the unique relationship and response people have to their environment.

It is paramount therefore, that new development must rise to the challenges of the future, whilst carrying the legacy of settlement past, by designing new places that are richly identifiable, innovative and capture the “sense of place” of the settlement.

This does not mean that new development should copy or recreate buildings from the past, but the design must demonstrate a firm understanding of the principal aspects of settlement character and express this though the architectural style and material specification of new buildings, this is what is referred to as design lineage.

The following images taken from outside of the parish, have been included to give a clear example of design lineage. Illustrating a new development that incorporates the architectural language of the existing settlement, whilst demonstrating innovation, thus demonstrating the expectations of the Harberton Parish Neighbourhood Group.

Figure 53: - Example of clear design lineage and innovation (new development).

Figure 54: - Example of original dwellings.

Figure 55: - White lichen forms on a traditional stone wall with standing coping stones

Design Code 05
Materials

Area-wide Design Principles

1. Net Zero should be a key specification consideration. Green guides should be used to source sustainable products, with a preference for locally made low embodied carbon materials or reclaimed materials;
2. Local support and precedent for natural building techniques means that where sites conditions permit, developers or house builders should be encouraged to consider straw bale, timber frame or cob construction techniques;
3. Care should be taken to ensure the correct renders are used on buildings appropriately;
4. Stone construction is seen across the Neighbourhood Area in building elevations and boundary walls. Stone should continue to be specified which reflects the local geological character, reconstituted stone or stone slips should be avoided;
5. The impact of material specification on street/settlement character should be considered. Material evolution should not be constrained, however there must be evidence of material lineage, and new materials must be sympathetic to the existing vernacular;

Figure 56: - Red clay tiles with complimentary facade materials.

6. Metal rainwater goods should be specified throughout;
7. On exposed building elevations subject to prevailing winds, saline environments and driving rain, materials should be considered carefully, and appropriate resilient façade treatments specified;
8. Building user should be considered to ensure maintenance/longevity of materials accord with the inhabitant group;
9. Flood resilience and material specification are intrinsically linked. Foundation and ground flood specification should consider water penetration and drying ability. Concrete blocks used in foundations or at ground level should be avoided or must be sealed with an impermeable material to prevent water ingress into the cavity. Dense materials such as cast concrete or engineering bricks have improved water resilience;
10. Slate roofing is the principal roofing material of the Neighbourhood Area. Care should be taken when specifying slate to ensure comparable thickness and quality of the product. UK based products specification should be encouraged; and
11. Due to the heightened flood risk in some areas. Innovation which explores the integration of green/brown roofs as part of wider SuDS strategies should be encouraged.

Figure 57: - Façade facelift, with well detailed timber cladding and quality door, window and rainwater goods

Materials

Character Area Specific Design Codes

CA1 - Harberton

Façade material use should be kept simple. Multiple materials should be reserved for large properties of generous proportions.

Figure 58: - Texture variation is a key architectural design principle

A simple unfussy material palette, with the commonality of slate roofs and variation of façade texture.

CA2 - Harbertonford

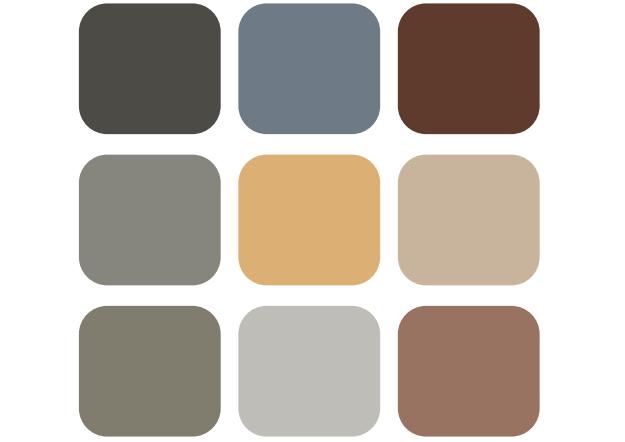
Stone or rendered facades should continue to be the primary façade construction/treatment within Harbertonford. Brick, timber, slate and corrugated/standing seam (metal) can be used to provide variation.

Figure 59: - Simple palette, well executed

Simple white render and painted casement windows are enough to create a successful theme.

The Neighbourhood Area has a rich material palette which demonstrates the rural/agricultural aesthetic of the Harberton Parish, and the conservation area designation has managed to maintain the integrity of this. Across the settlement, material evolution has introduced the use of some elements incongruent to settlement character such as concrete tiles, uPVC gutters and conservatories and some render finishes.

Included are good examples of material use and complimentary material combinations which evoke the character of the Neighbourhood Area. These combinations are often a mix of modern and vernacular materials which are likely to have been sourced locally to the area. The challenge for future development is to implement a balanced material palette which ensures performance, resilience and sustainability harmonises with local character, to create a future architecture which Integrates the best of old and new.



Indicative colour palette / material tonality

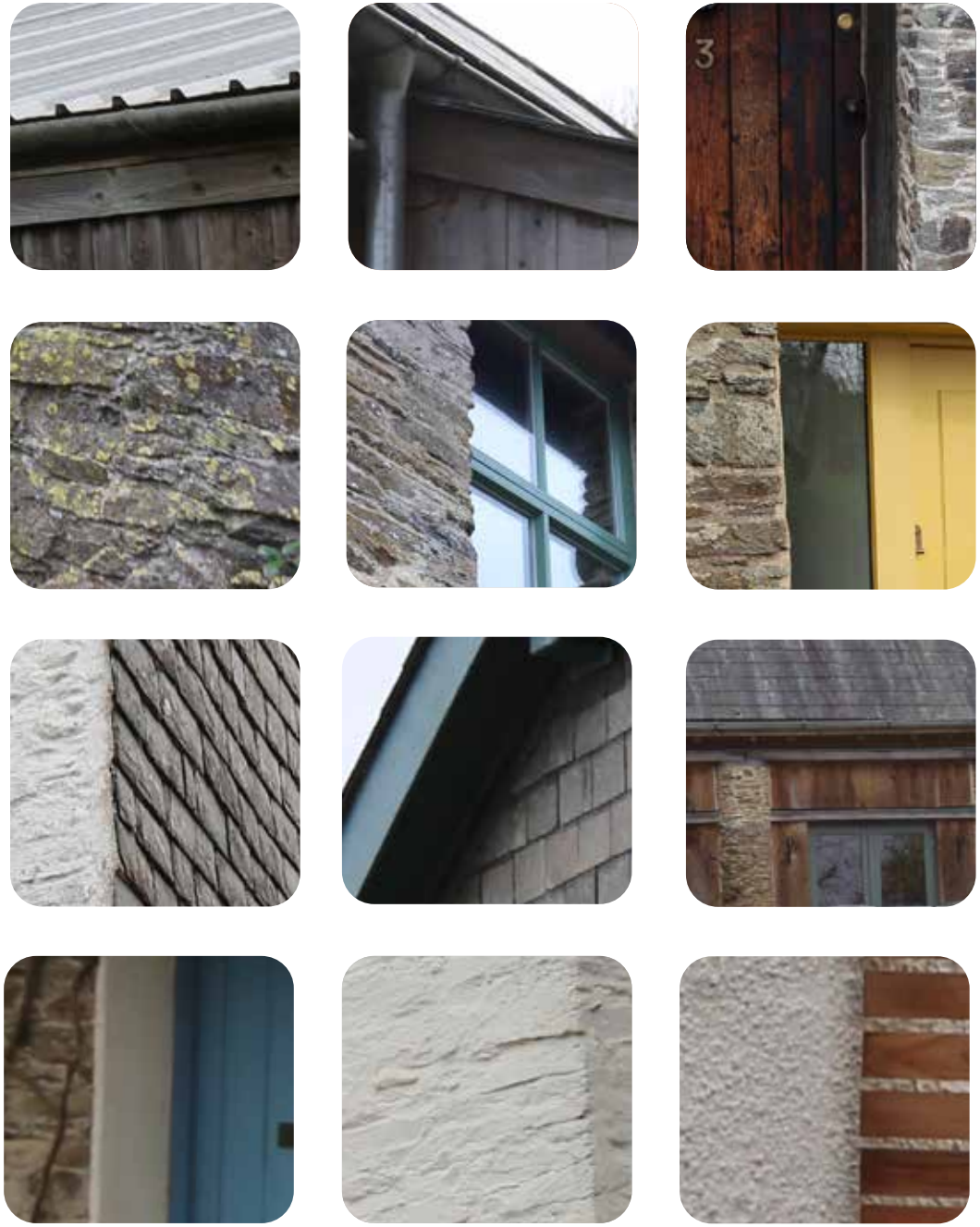


Figure 60: - Parish Hall; render, timber cladding, slate and profile metal roofing.

Sustainability focus

05

Little Owl Cottage, Harbertonford, completed 2022

Little Owl Cottage is a sustainably built high performance building, which represents first class precedent for new developments within the Neighbourhood Area. The dwelling strikes a balance between performance and vernacular character, showcasing the potential of marrying modern performance components with tried and tested vernacular materials.

The 2 bedroom (55m²) cottage is planned in an upside-down arrangement to maximise day lighting and user thermal comfort in living room areas, whilst ensuring long ranging views of the local area.

Sustainability

- The clients design brief was to source materials locally and to reclaim where possible;
- The cottage is a timber frame construction (larch frame) with straw-bale infill insulation;
- The frame sits on brick piers on small concrete pads, a system which reduces concrete usage;
- Slate roof and slate hanging at the gable ends provides enhanced weather resilience and is in-keeping with settlement character;
- Externally lime render is applied to finish the dwelling; and
- Internally clay renders have been specified.

Figure 61: - High performance glazing. windows and doors are all triple glazed

Figure 62: - Wall construction - average thermal transmittance 0.13 W/m²K (EPC Very Good)

Figure 63: - Roof construction - average thermal transmittance 0.15 W/m²K (EPC Good)

Figure 64: - Floor type/construction - average thermal transmittance 0.16 W/m²K (EPC Very Good)

Little Owl Cottage, Harbertonford

Building performance

The cottage is EPC A rated, achieving high scores across the assessment criteria.

Walls: Average thermal transmittance 0.13 W/m²K - Very good

Roof: Average thermal transmittance 0.15 W/m²K - Good

Floor: Average thermal transmittance 0.16 W/m²K - Very good

Windows: High performance glazing - Very good

Air tightness: Air permeability 4.0 m³/h.m² (as tested) - Good

Energy strategy:

The house uses a combination of electricity generated by the roof mounted PV and in colder months space heating is topped up by an efficient wood burning stove.

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The primary energy use for this property per year is -13 kilowatt hours per square metre (kWh/m2).

Figure 65: - Roof mounted PV array for energy generation

Affordability

Eco self-build isn't a solution for everyone for affordable housing, but eco self-build doesn't have to be expensive. Self-build can be very cost effective and result in higher energy standards, and so lower bills, than other approaches.

Figure 66: - Light and bright living space with vaulted ceiling and internal timber frame

Figure 67: - Small private patio space with external storage

Figure 68: - Natural internal plasters, chamfered window reveals and wooden fixtures and flooring

Designing for flood resilience

06

Designing for flood resilience

Flood resilience must be integrated where needed into new development through a combination of passive and active control measures. Passive control measures are those not immediately recognisable as mitigation measures, these can include stepped or raised thresholds, building on site higher ground, specific building arrangement on site, landscape earth bunds as part of external works, upper storey living arrangement/typologies above ground floor garages, or solid stone wall boundaries. Active control measures are specific design changes such as construction detailing or the installation/inclusion of water barriers/control such as flood gates or other mitigation engineering.

Response *where needed:*

- Boundary/building walls, gates, ground floor levels/thresholds, plinths and lower storey facades, must be cognisant and respond to elevated flood risk;
- Foundation and subfloor details must align to the water resilient strategy adopted by the designer, taking either a *water exclusion strategy* or *water entry strategy*;
- Where ground raising is proposed to address flood risk, level for level compensation should be included; and
- Flood resilience and material specification are intrinsically linked. Foundation and ground flood specification should consider water penetration and drying ability. Concrete blocks used in foundations or at ground level should be avoided or must be sealed with an impermeable material to prevent water ingress into the cavity. Dense materials such as cast concrete or engineering bricks have improved water resilience. Non-return valves should be fitted to to drains, electrical and mechanical components set above predicted EA flood levels and consideration should be given to interior finishes such as cement based wall treatments, flood resistant kitchen units and non-absorbent flooring.

Figure 69: - Managing on-site water and thresholds

Figure 70: - Permeable (unsealed) surfaces

Figure 71: - Dwarf wall boundaries can provide subtle water control in combination with flood gates

Figure 72: - Active control method, flood gates can be quickly setup.

Deliverability

07

7. Deliverability

7.1 Delivery Agents

The Design Code will be a valuable tool for securing context-driven, high quality development in the Harberton Parish Neighbourhood Area. It will be used in different ways by different actors in the planning and development process, as summarised here:

Applicants, developers and landowners

As a guide to the community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.

Where planning applications require a Design and Access Statement, the Statement should explain how the Design Code has been followed.

Local Planning Authority

As a reference point, embedded in policy, against which to assess planning applications.

The Design Code should be discussed with applicants during any pre-application discussions.

Parish Council

As a guide when developing neighbourhood planning policy and commenting on planning applications, ensuring that the Design Code is followed.

Community organisations

As a tool to promote community-backed development and to inform comments on planning applications.

Statutory consultees

As a reference point when commenting on planning applications.

Figure 73: - A simple combination of materials and proportions.

Good design is not an additional cost to development and good placemaking can result in uplifts in value.

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

Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Local Plan. Where new policy requirements are introduced (that carry costs to development) over and above Local Plan and national standards it is necessary to assess whether development will remain deliverable.

The principles and guidance set out in this document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the state of the market at the point of marketing the properties. The guidelines herein constitute place making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan.

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9. Glossary

Building line: The line formed by the frontages of buildings along a street.

Building line (Formal): buildings aligned with similar distance from the main access.

Building line (Informal): buildings do not align, spaced at different distances from the road.

Built form: Buildings and structures.

Design lineage: To demonstrate a continuation of design character through design that is visibly traceable in appearance to the original building or local vernacular.

Enclosure: The use of buildings and structures to create a sense of defined space.

Enclosure ratio: The enclosure ratio details the spatial character of a street, calculated as the ratio between building façade height and width of street (elevation to elevation distance).

Gateway: The design of a building, site or landscape to symbolise an entrance or arrival to a specific location.

Land Use: What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landscape: An area, as perceived by people, the character of which is the result of the action and interaction of natural and/ or human factors.

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape.

Listed Building: A listed building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three categories of listed buildings in the United Kingdom: Grade I, Grade II* & Grade II.

National Character Area (NCA): A National Character Area is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity.

Nucleated settlements: demonstrate a plan arrangement with a central zone or nucleus, which commonly relates to a chronological order of development morphology, but not always.

Offset, Setback or Relief: The space between a building and the road access.

PRoW: Public right of way.

Rural: Relating to, or characteristic of the countryside rather than the town.

Setting: The context or environment in which something sits.

SuDS: Sustainable urban drainage. Used to slowdown the passage of water and often improve water quality.

Tree Preservation Order (TPO): A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

Vernacular: The way in which ordinary buildings were built in a particular place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Views: Views that can be seen from an observation point to an object (s) particularly a landscape or building.


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