

Mabe Parish Design Code and Guidelines

JULY 2021



Quality information

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Introduction

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1. Introduction

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

This document has been produced to inform new development proposed in the area. It presents a summary of the key characteristics of the Mabe Burnthouse Neighbourhood Plan Area which make this a special place to live and visit. This information is then used to inform a specific Design Code to 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, 2019).

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

1.1. Objectives

The main objective of this document is to establish principles so that new development is designed and planned with regard to the existing character and context of Mabe Burnthouse. It sets out a series of design codes and guidelines related to residential development.

The document initially provides context to the design codes and guidelines including strategic issues identified by the Parish Council and the Neighbourhood Planning Group together with the aspirations of the community, as although not strictly design issues, these must be considered in the context of any design proposal.

1.2. Process

The following steps were undertaken to produce this document:

- Inception meeting;
- Site visit - contextual, architectural and morphology analysis;
- Preparation of Design Code derived from analysis and stakeholder engagement to be used to assess future developments;
- Draft report; and
- Final report.



2. Context

2.1. Location and area of study

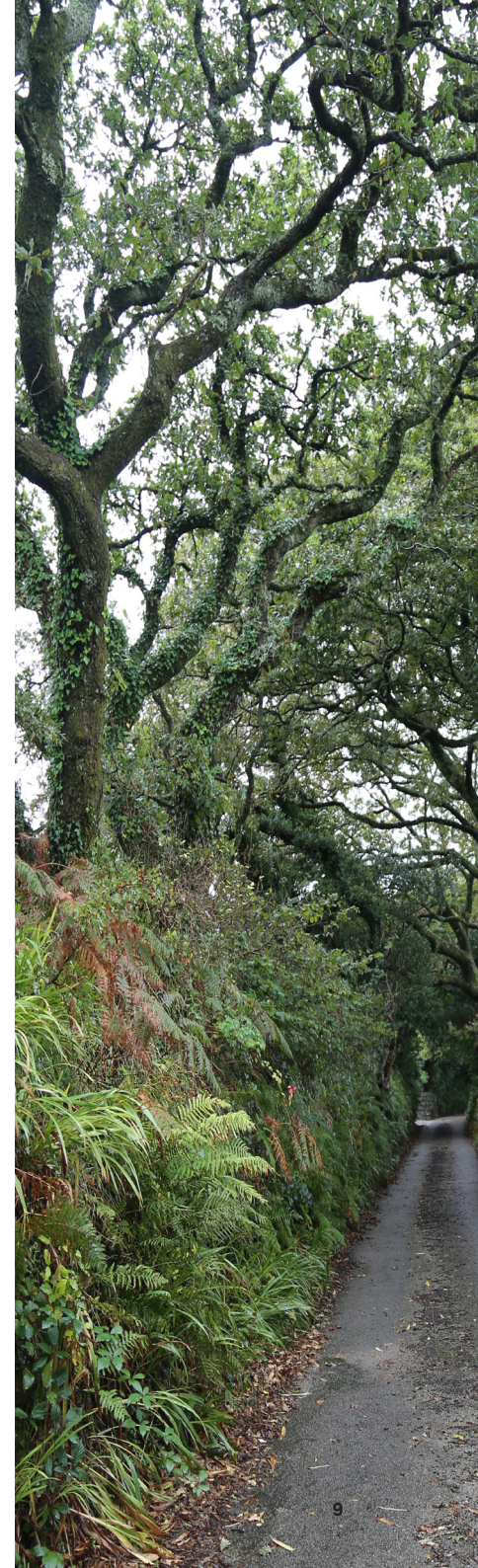
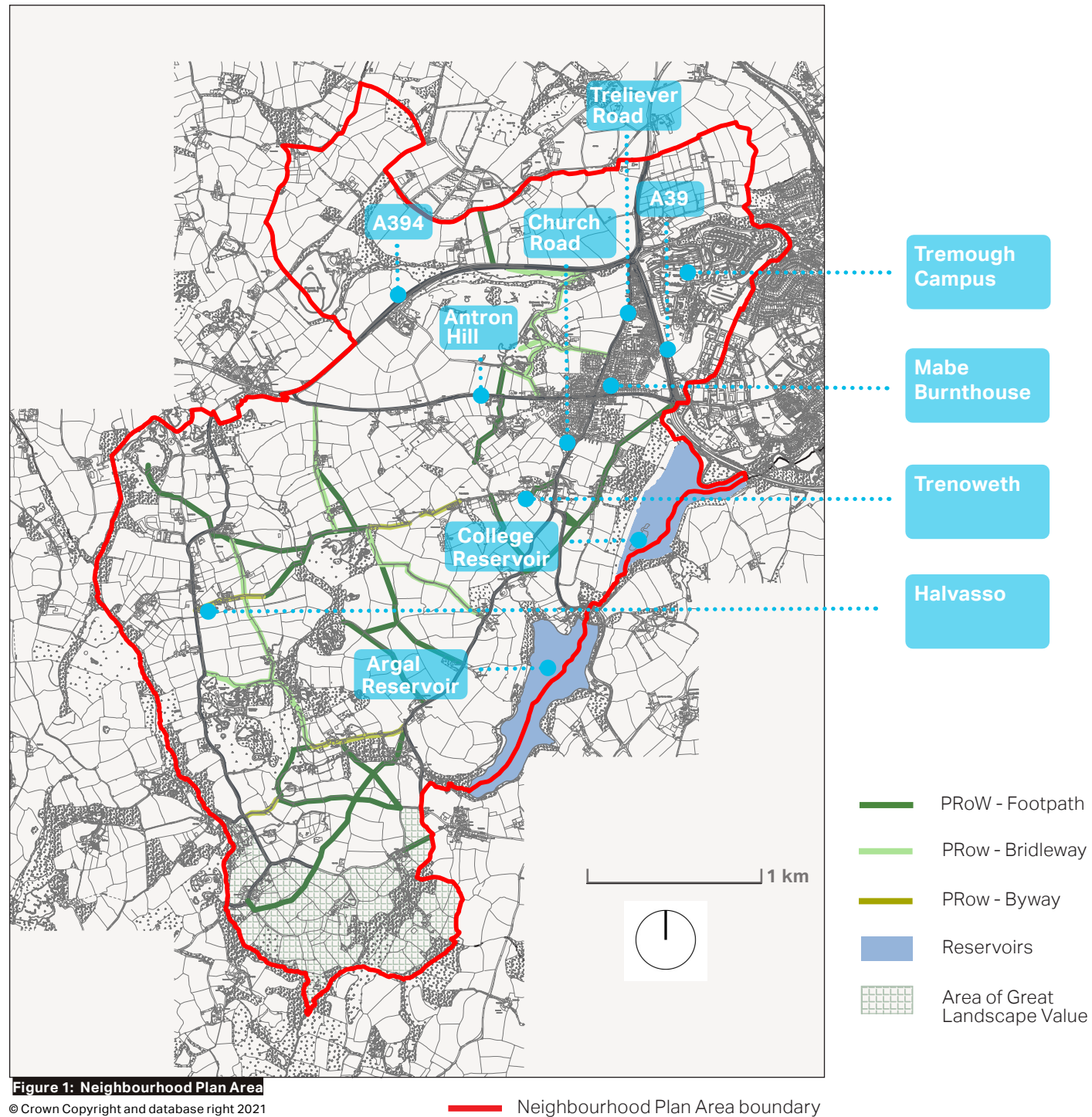
The Mabe Burnthouse (Mabe) Neighbourhood Plan Area (Figure 1) covers an area of approximately 1000 hectares and is situated in the County of Cornwall. The Mabe Burnthouse Neighbourhood Plan Area is located 4 km west of Falmouth, 8km south east of Redruth and 10km north east of Helston. The Neighbourhood Plan Area occupies a geographic position west of Carrick Roads, the name given to a section of the River Fal which forms a large navigable estuary, providing deep water access between Falmouth and Truro and the Lizard Peninsula, Britain's southernmost mainland point. Neighbourhood Plan Area settlements consist of Mabe Burnthouse, Halvasso and Trenoweth, the largest of these is Mabe Burnthouse, commonly referred to as Mabe, with a population of 863 on the 2011 Census day. The Neighbourhood Plan Area is the same as the Mabe Burnthouse Parish area.

Vehicular access to this area of Cornwall is restrictive, with primary access from the north provided by the A39 from Truro and Redruth in the north west by the A393. Access to Falmouth is provided by the continuation of the A39, and Helston is serviced by the A394. Access from the A39 via Antron Hill is used as a cut through to the A394 at Longdowns by commuters, meaning the Mabe Burnthouse village centre formed at this crossroads of Treliever Road, Church Road and Antron Hill is prone to congestion.

There are many active quarries in the Neighbourhood Plan Area, which are important contributors to the local economy and cultural heritage of the settlement. The Argal and College Reservoirs which form part of the Fal and St Austell Catchment Abstraction Management Strategies (CAMS) area for the sustainable management of water, lie to the south of Mabe Burnthouse village and are bisected by the Neighbourhood Plan Area boundary from north to south. There is limited public green space within the Neighbourhood Plan Area, albeit the countryside setting, reservoirs and a network of Public Rights of Way (PROW) help contribute to the liveability and enjoyment of the Neighbourhood Plan Area.



Granite trade illustrated on pub sign



2.2 Historical development

2.2.1 Mabe Burnthouse Village

The village of Mabe Burnthouse developed from a few buildings clustered around a crossroads. The tithe map for Mabe Parish (1839) labels the village Antron Gate and shows one house (Carnsew) to the north of Antron Hill to the west of the crossroads with Church Road and three buildings on the south side. Three buildings are shown on the east side of Church Road including an inn and stables.

The 1880 Ordnance survey 25 inch map shows Mabe Burnthouse has developed only along Antron Hill for a short distance either side of the junction with Treliever Road and Church Road. The most prominent buildings shown are the New Inn and Corner House on the south-east side of the junction. Either side of the junction on the north side are the two terraces of 1-7 Burnthouse Cottages to the west and 1-3 Southleigh Place to the east, and Chy Growynek on the north-east side with the terrace east of it. Two smithies are shown opposite one another on Antron Hill to the west of the junction. Further to the west Antron Cottage, now Antron Manor, is shown in extensive grounds of mixed woodland.

The map published in 1951 but surveyed and reviewed between 1906 and 1938 shows development to the north of the village on Carnsew Crescent and on the east side of Treliever Road from a point opposite Carnsew Crescent to a point opposite the junction with the road to Carnsew Quarry. By the time of the 1963 map development has occurred along all the roads leading into the village. On Treliever Road the houses and bungalows extend almost to the junction with the A394. To the south there is development on both sides

of Church Road as far as the junction with Antron Lane. To the east only the six, semi-detached houses of Coronation Cottages are shown while to the west there are occasional houses, mostly on individual plots, on the north side of Antron Hill.

By 1972 the map shows new development on Carnsew Close and Gweal Darras to the north-west of the village and on Cunningham Park to the north-east. To the south-west of the village Antron Way and roads off it are shown, while to the south-east houses are shown on the north side of Antron Lane. The 1992 map shows the expansion of Cunningham Park to the north with Mabe Junior and Infant School (now Mabe Community Primary School) and to the east with residential buildings on Summerheath as far as the A39. Antron Way was extended westward and Spargo Court was developed to the west of Church Road. The village continues to expand, the latest development being St Aubyn Park which is entered off Treliever Road and extends along a new road, Kingston Way Road, as far as Summerheath.



2.2.2 Wider Neighbourhood Plan Area

The tithe map for Mabe Parish (1839) covers the whole of the Neighbourhood Plan Area and shows all the farms and settlements, labelling the larger settlements. The Church of St. Laudus is shown in isolation and the Wesleyan Chapel at Halvasso is shown but not labelled. The toll house of the Helston Turnpike Trust is shown at Antron Hill. Mineral extraction is shown on a number of plots but not described in the tithe apportionment where the description 'furze' is generally used. The exception is a quarry to the east of Halvasso which is labelled as such.

In the late 19th century the land within the Parish outside the settlement of Mabe Burnthouse was largely agricultural. The most apparent development is seen in the surviving quarries at Carnsew and Trenoweth and at the estates, especially Tremough which had a large area of parkland.

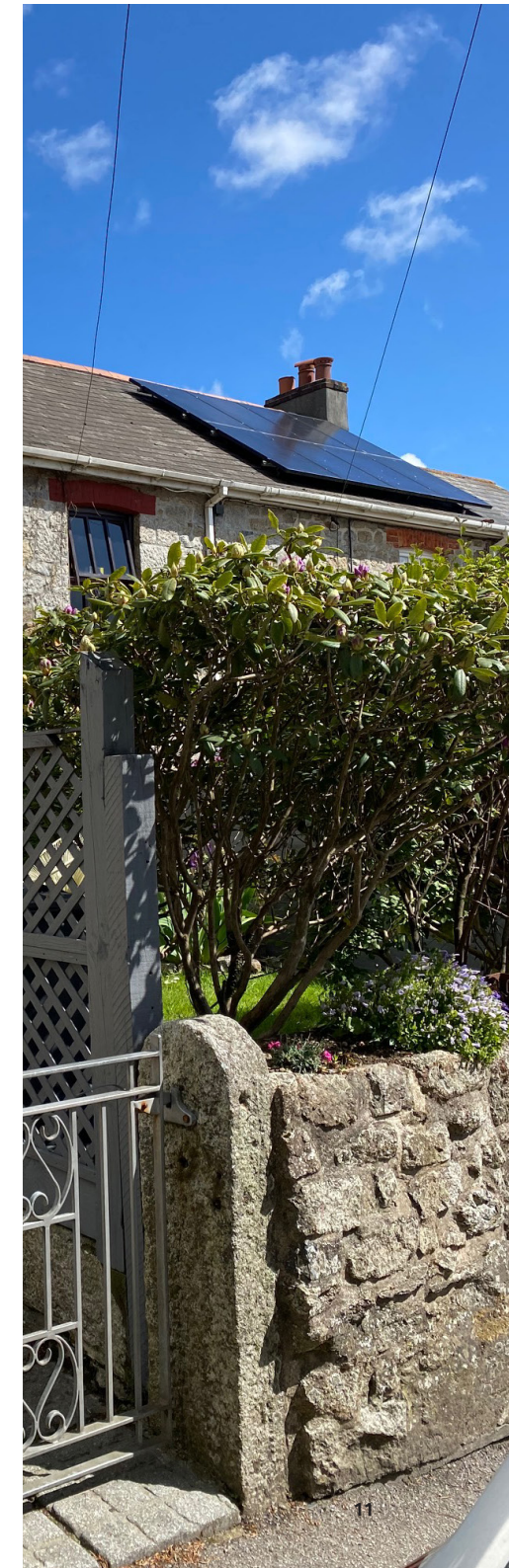
In the First Edition 25 inch Ordnance Survey maps the area is shown covered with farms of varying sizes, some with a considerable number of outbuildings as at Higher and Lower Spargo. In addition to the farm complexes individual buildings are shown which are either connected with farming, the mill at Helland and the smithy at Halvasso, or with the community such as the Church of St. Laudus, the Wesleyan Chapels to the west of Mabe Burnthouse and at Halvasso, and the school at Trenoweth.

In general, the pattern of development has stayed consistent since the late 19th century. Most of the farms have survived, at least in built form, to the 21st

century, although Carveth has gone as a result of quarrying. The majority of farms have remained at a similar size and survival of farm buildings from the 19th century appears to be commonplace, even at Carnsew where quarrying has taken place for a considerable time. Other farms have grown in size, some considerably with the conversion of historic outbuildings for residential use and their replacement with new buildings. The small hamlets that existed in the late 19th century such as Trenoweth and Antron have tended to grow in size, though not to the extent that they have achieved village status.

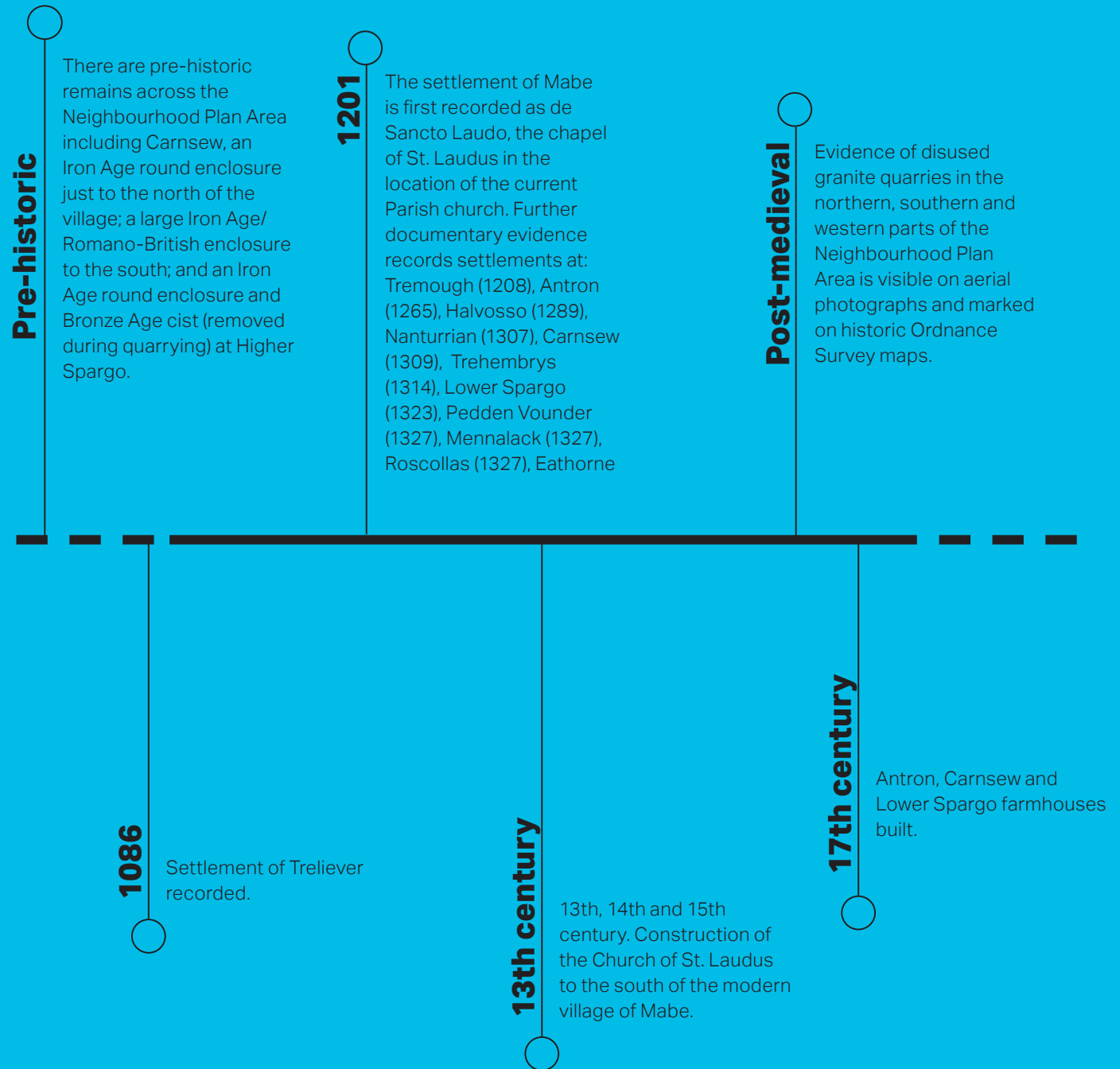
Historic Ordnance Survey maps show both working and disused quarries. Buildings are shown at the working quarries such as Carnsew, where structures including a smithy, cranes and tramways are also shown.

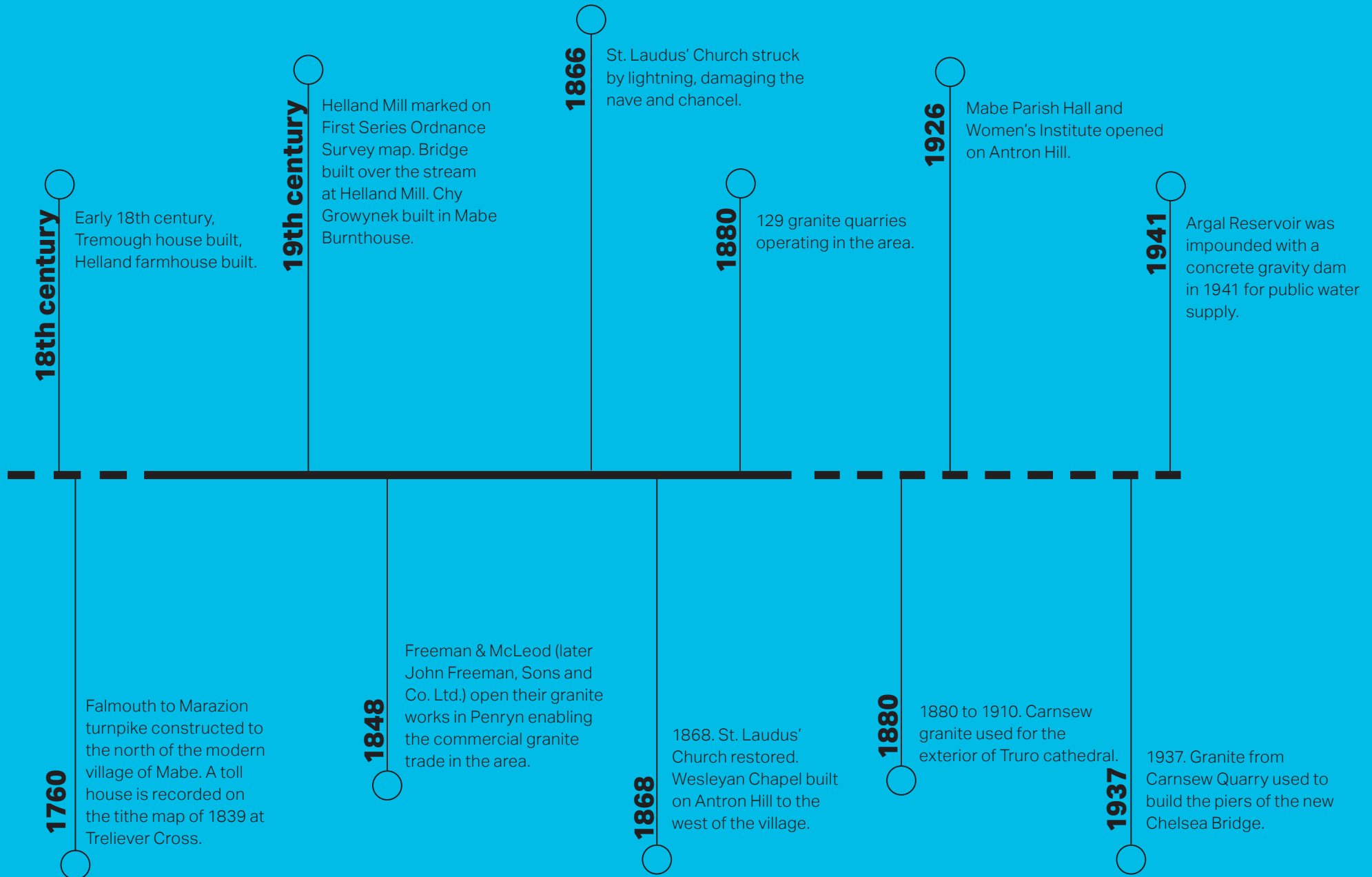
The major development in the Parish in the late 20th and 21st centuries has been at the combined University of Exeter and Falmouth University Penryn Campus to the east of the A39 and south of the stream that forms the northern boundary of the Parish. The listed lodge is used as a pedestrian entrance to the campus which includes the former convent at Tremough and its farm, also both listed buildings. Much of the former convent's parkland has been incorporated within the eastern part of the campus as open space. Student accommodation is contained within Glasney Parc (Glasney Student Village) at the north of the campus with the university buildings themselves located on the western side.



2.2.3 Historical timeline

A historical development timeline had been produced to provide a summary of the historical development of the Mabe Burnthouse Neighbourhood Plan Area.







2.3. Landscape, Ecology and Heritage designations

The Neighbourhood Plan Area and wider countryside context contains a number of Statutory and non-statutory landscape and heritage designations:

Within Neighbourhood Plan Area:

- Two Scheduled Monuments including:
 - A standing stone (NHLE: 1016159) and Wayside cross in the churchyard (NHLE: 1016159) of the Parish church of Mabe;
 - Wayside cross 40m west of Helland House (NHLE: 1006672);
- Scattered throughout the Neighbourhood Plan Area are buildings and structures of Grade II and Grade II* listed status;
- The Gweek to Constantine Area of Great Landscape Value is located within the southern extents of the Neighbourhood Plan Area;
- Three County Wildlife sites; Halvasso Quarries, Falmouth Reservoirs – comprising of Argal and College Reservoirs and Lestraines Moor; and
- Tree Protection Orders including a Monterey Cypress (*Cupressus macrocarpa*) located on Antron Lane between Little Antron Farm and Antron Farm, a combined row of 5 Turkey Oak (*Quercus cerris*) and Sycamore (*Acer pseudoplatanus*) close to Pen-An-Vre and a further 3 Turkey Oak at the rear of properties at Summerheath. A further Tree Preservation Area located at Antron Manor and stretches downhill to the Mabe Parish Hall & Women's Institute.

Outside the Neighbourhood Plan Area:

- The closest World Heritage Sites are: Wendron Mining District located approximately 2.7km west and Kennall Vale located approximately 2.2km north of the Neighbourhood Plan Area;
- The closest National park is Dartmoor, approximately 80km to the northeast of the Neighbourhood Plan Area;
- The closest Sites of Special Scientific Interest (SSSI) are in Falmouth, approximately 4.5km east (Swanpool SSSI) and around the surrounding coastal headlands;
- The Roseland Heritage Coast, approximately 7km east of the Neighbourhood Plan Area, stretching from St Mawes to Mevagissey;
- The Fal and Helford estuaries are Special Areas of Conservation (SAC), approximately 4km east of the Neighbourhood Plan Area;
- The Enys Registered Park and Garden (Grade II) is located 2.5km north east of the Neighbourhood Plan Area; and
- The closet Registered Battlefield is located approximately 40km north west between Lostwithiel and Fowey: Lostwithiel Battlefield, 31 August - 1 September 1644.



2.4. Strategic drivers

Members of the Mabe Burnthouse Neighbourhood Plan Group were invited to share their knowledge and experience of the Neighbourhood Plan Area during a site visit to discuss the stakeholders' requirements, key elements of settlement character and aspirations for the Neighbourhood Plan Area.

Several key considerations and strategic issues emerged from the consultation, which have informed the preparation of the Design Code. These issues have been identified at a wider scale and represent the aspirations of the Mabe Burnthouse Neighbourhood Plan Group that can be achieved through design and masterplanning.

These are summarised below:

- Historic rural parish community;
- Strong historical and cultural associations with granite industry;
- Influence of local geology;
- The influence of the surrounding landscape context;
- Attractive place to live, work and study;
- Tremough University Campus within the Neighbourhood Plan Area boundary is occupied by Falmouth University and the University of Exeter.
- Young population as demonstrated by the 2011 Census with 31% of the Neighbourhood Plan Area aged 18-19 due to the presence of the University campus;
- Area of rapid population growth partly owing to the growth of the student population. The data shows 57.9% of the settlement is aged 24 or below, representing a young settlement with a growing population.
- Detached houses and bungalows are most common housing typology with only 20.2% semi-detached and 13.3% terraced (2011 Census). Population density of 2.4 persons per hectare is indicative of the rural settlement, comprising of satellite farmsteads and small hamlets set within a countryside context.
- Constraints to transport and movement;
- Congestion and motorist route usage;
- Pedestrian pavement limitations within Neighbourhood Plan Area;
- Within settlements, poor connectivity and lack of safe routes for pedestrians and cyclists;
- Ensuring representative character within new development;
- Improving construction quality, material robustness and climate resilience;
- Threats of continued change and impact of development on local industry; and
- Proportionate development attributable to local needs.

Character assessment

03

3. Character assessment

3.1. Introduction

This section outlines the broad physical, historical and contextual characteristics of the Mabe Burnthouse Neighbourhood Plan Area. Character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This report is focussed on the character of the urban townscape and the rural landscape context. The features introduced in this section are later used to inform the Design Code.

3.2. Existing character assessments and design guidance

The following published character assessments, management strategies and design guidance documents are relevant to the Mabe Burnthouse Neighbourhood Plan Area:

National Character Assessment

NCA Profile:155 Carnmenellis (NE528)

Available at: <http://publications.naturalengland.org.uk/publication/6254102417768448>

Cornwall and Isles of Scilly Landscape Character Study:

LCA - CA10: Carnmenellis Available at: https://map.cornwall.gov.uk/reports_landscap_chr/areaCA10.pdf

Further landscape guidance for the Mabe Burnthouse Neighbourhood Plan Area can be found:

Cornwall Landscape Character Available at: https://www.cornwall.gov.uk/media/3627266/landscape_best_practice_aug_2011_full-version-webpdf.pdf

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

Cornwall Green infrastructure strategy Available at: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/green-infrastructure-strategy/>



Draft Cornwall Design Guide Available at: <https://www.cornwall.gov.uk/designguide>

Cornwall Local Plan Available at: <https://www.cornwall.gov.uk/localplan/cornwall>

- Policy 1 - Presumption in favour of sustainable development
- Policy 7 - Housing in the countryside
- Policy 12 - Design
- Policy 23 - Natural environment
- Policy 24 - Historic environment
- Policy 25 - Green infrastructure

Biodiversity Net Gain in Cornwall - new requirements to provide a minimum 10% net gain increase in biodiversity: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/biodiversity-net-gain/>

Building for a Healthy Life: <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

BREEAM: <https://www.breeam.com>

Living with Beauty: <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

National design guide: <https://www.gov.uk/government/publications/national-design-guide>

The National Design Guide (NDG) was published in October 2019, to be a clear national guidance for delivering well-designed places across England.

Paragraph 9 of the NDG, states that “The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics.”

The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

National Model Design Code sets out government guidance to encourage local planning authorities to improve development quality: <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals/national-model-design-code-accessible-version>



The following **National Character Assessment (NCA)** attributes define the characteristics associated with the Neighbourhood Plan Area:

155 NCA Carnmenellis (NE528)

- *“Carnmenellis is an area of exposed granite hill tops offering long views over the surrounding landscape, rising to a maximum elevation of 252 m at Carnmenellis hill and the prominent Carn Brea monument overlooking Redruth;*
- *Small streams radiate in all directions from the highest points of granite. The centre of the granite mass is an irregular plateau with poor surface drainage where water collects in bogs and mires. Stithians Reservoir and a number of smaller reservoirs are distinctive features in the landscape;*
- *Granite quarrying has influenced the landscape in the south and east, leaving a legacy of rock, waste tips and sheer rock faces;*
- *Woodland is generally uncommon in the area. The hill tops are treeless but there are small patches of willow carr in damp valleys and deciduous woodlands occur on the deeper valley sides on the western and eastern fringes of the NCA;*
- *A network of narrow lanes criss-crosses the area, often along the valley bottoms and there are few main roads;*
- *The NCA has a dispersed settlement pattern of hamlets and farmsteads of medieval origin, with villages mainly of recent, industrial origin. The scattered farmhouses, hamlets and village centres normally consist of granite-built houses with slate roofs, whereas newer dwellings from the 1970s and 1980s are often covered with pebbledash”.*

The following **Cornwall and Isles of Scilly Landscape Character Study** attributes define the characteristics associated with the Neighbourhood Plan Area:

CA10: Carnmenellis Landscape Character

- *“Gently undulating open and exposed elevated granite plateau, boggy in places, with radiating valleys at edge;*
- *Permanent pasture and rough grazing, with some horticulture on south facing slopes;*
- *Cornish hedges and some hedgerows enclosing small to medium scale fields of Anciently Enclosed Land, once highly managed;*
- *Few hedgerow trees on plateau and narrow areas of woodland (mostly Wet Woodland) in valleys;*
- *Fragmented remnant Lowland Heathland in high parts of Landscape Character Area with associated species in Cornish hedges;*
- *Settlement pattern of mainly dispersed villages of medieval origin;*
- *Pylons, masts and poles prominent in places; and*
- *Long views from elevated areas”.*



The following Landscape Description Units (LDUs) fall within the Mabe Burnthouse Neighbourhood Plan Area:

LDU number:163

- **Physiographic:** Hard rock uplands
- **Ground type:** Impoverished soils on igneous rocks
- **Cultural pattern:** Clustered with small farms
- **Landcover:** Secondary wooded pastures

https://map.cornwall.gov.uk/reports_landscape_chr/area163.pdf

LDU number : 258

- **Physiographic:** Hard rock uplands
- **Ground type:** Impoverished humic soils on igneous rocks
- **Cultural pattern:** Dispersed with small farms
- **Landcover:** Secondary wooded pastures

https://map.cornwall.gov.uk/reports_landscape_chr/area258.pdf

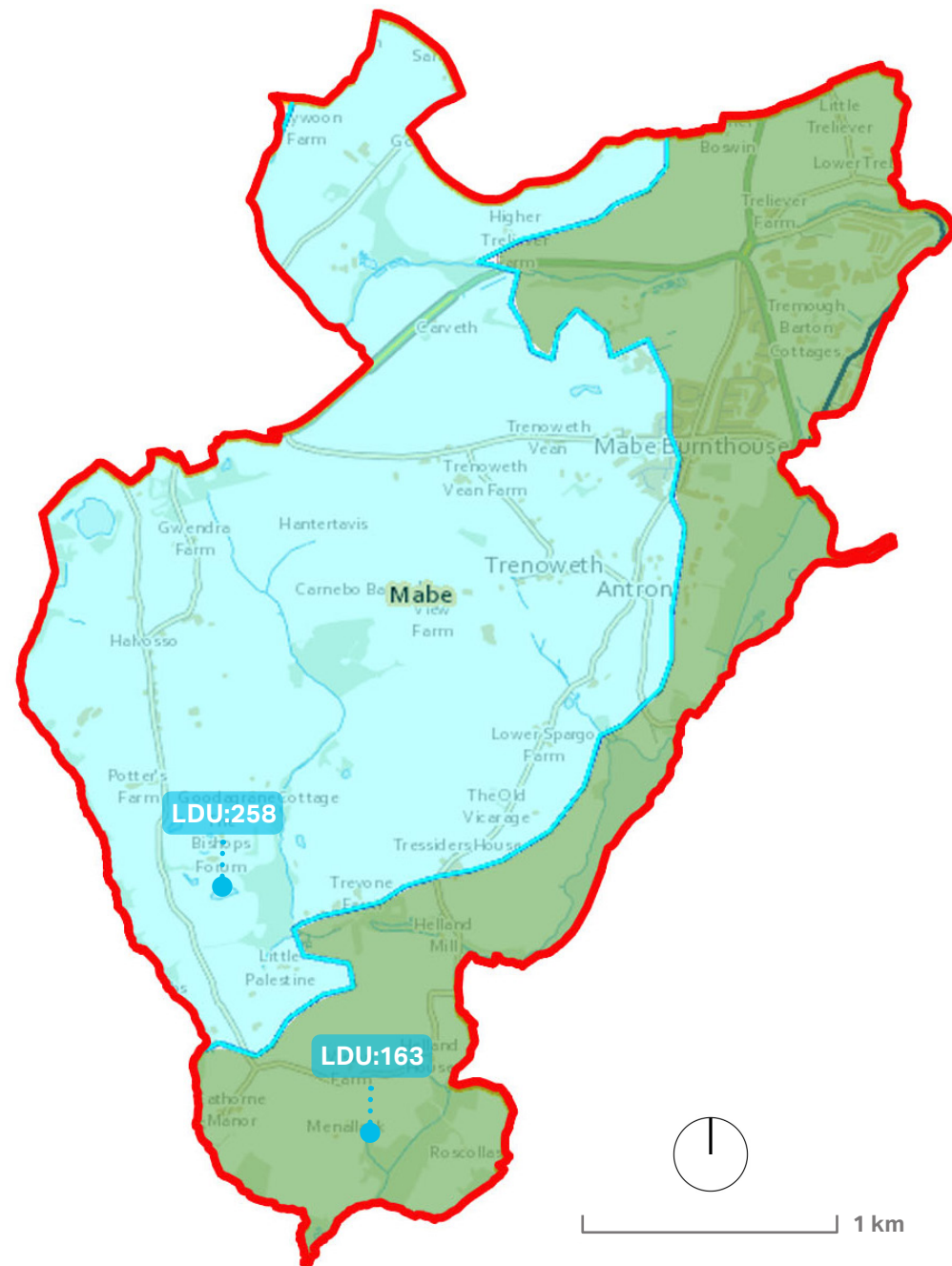
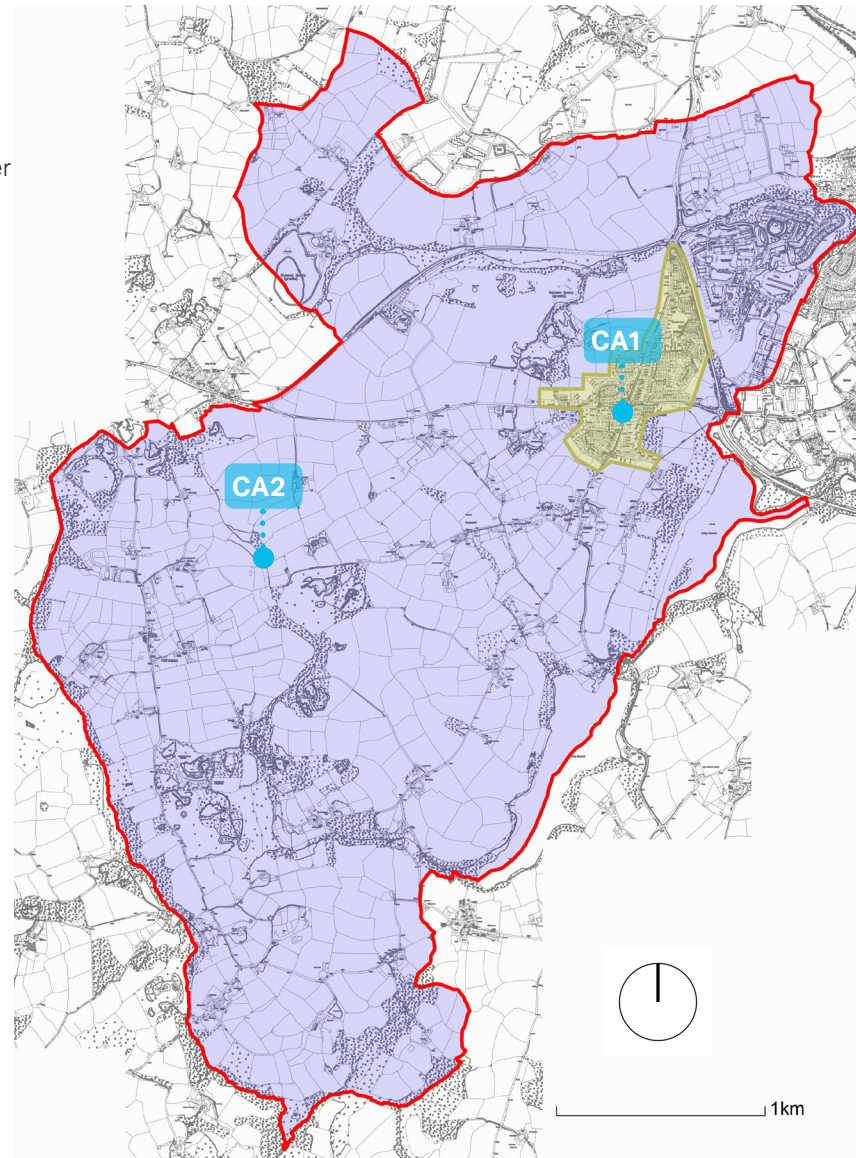


Figure 2: Cornwall Landscape Description Units

3.3. Character assessment

Two distinct areas of townscape character have been identified within the Mabe Burnthouse Neighbourhood Plan Area. These are Mabe Burnthouse Village and the wider Neighbourhood Plan Area (Figure 3). Mabe's evolution as a village is represented by periods of development and has therefore been subdivided further as shown in Figure 4.

- CA1 - Mabe Burnthouse Village
 - CA1.1 – Mabe crossroads
 - CA1.2 – Mabe gateway
 - CA1.3 - Mabe Gweal Darras
 - CA1.4 – Mabe Treliever
 - CA 1.5 – Mabe south
- CA2 - Outer Neighbourhood Plan Area



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Figure 3: Character Assessment areas



Character Area CA1

Area-wide Character Assessment

Settlement pattern

The Mabe Burnthouse village residential centre covers approximately 30 hectares of land from Treliiever Roundabout in the north to the southern edge of settlement on Church Road. A central crossroads, part of the original settlement structure, marks the centre of the settlement with development wrapping around the access road east, and west both up Antron Hill, and down towards the roundabout of the A39. This feature gives the settlement the linear characteristic, and the restricted pavements and narrow lanes indicate a central structure of human scale.

Further away from the village core, townscape structure changes, and the pattern and layout of the Mabe Burnthouse Village centre character area demonstrates a clear evolution. The settlement layout begins compact, with a core of buildings aligned very close to the access roads, but as the settlement expanded examples of shallow small front garden frontages are replaced by larger gardens and then gardens with driveways. Most of the early housing at the crossroad core has retained the original small garden frontages, although a few now have retrospective driveways.



Lozenge traffic management at central crossroads

The following Nolli map figure illustrates the clustering and spatial arrangement of properties within the character area.

Main characteristics:

- The linear characteristics formed at the crossroads are clearly visible;
- Infill development within secondary development areas make good use of settlement space; and
- The orientation and style of buildings at Gweal Darras stand out against other settlement buildings.

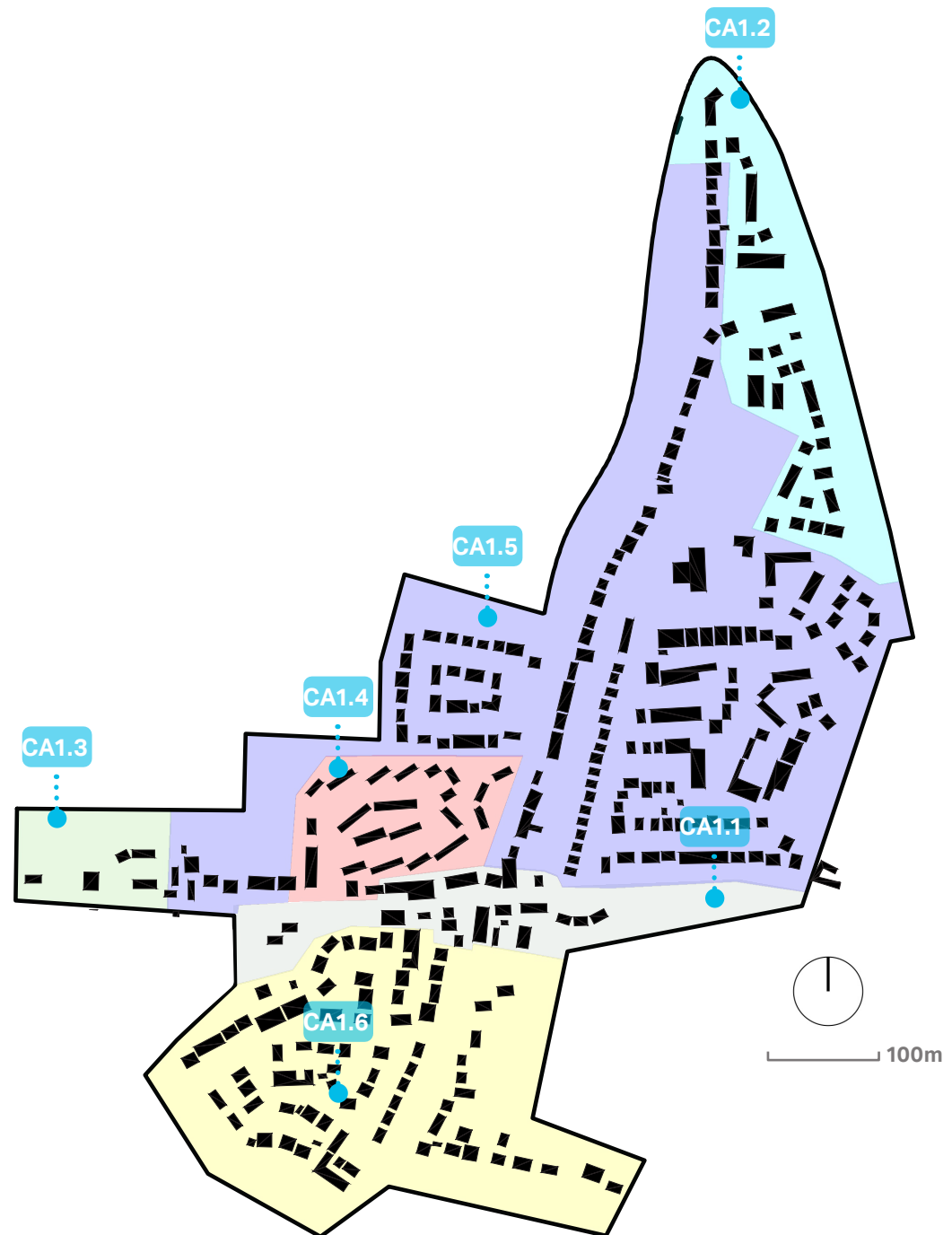


Figure 4: (CA1) Mabe Burnthouse Village Nolli map

Character Area CA1

Area-wide Character Assessment

Green spaces and streetscape

The settlement's location and countryside setting means views over Cornish hedges towards the surrounding countryside are omnipresent. However, within the settlement there are limited designated public green spaces. Playing fields at Mabe Community Primary School provide some restricted use greenspace.

There are no street trees within the character area, only those which lie within hedge banks or private gardens.

There are two public rights of way (PRoW) which fall within this character area and provide access from Antron Hill and Treliever Road to Carnsew Farm. Elsewhere public access is provided by narrow pavements (macadam), however road widths mean some stretches are without pavement access. The combination of developments which lack pedestrian and bicycle networks and the pavement limitations of the historic core, means car traffic can dominate the streetscape, and pedestrian or bicycle movements can be inhibited.

Notably there is a visible use of granite aggregates used within the road macadam surfaces.



Character Area CA1

Area-wide Character Assessment

Views and landmarks

The central crossroads of Mabe Burnthouse Village is located at 125m AOD. Land to the east slopes towards the A39 with Penryn and Falmouth beyond. In the west, the land rises and continues to gain elevation up to the edge of the settlement boundary (161m AOD) and beyond to the top of Antron Hill reaching 186m AOD. Long distance views over surrounding low lying land are therefore possible, but limited at times due to the built environment or tree and hedge boundaries.



Westerly views on the downhill section of Antron Hill on the edge of the village character area

Character Area CA1

Area-wide Character Assessment

Building line and boundary treatment

At the settlement's compact core, terraced housing located close to the road, creates strong lines which accentuate the linear settlement characteristics. Greater relief and a wider road-to-building ratio is demonstrated further from the core and into later developed areas.

Within the wider character area, the move away from terraced housing typologies and the variation of housing style and roof type means building lines become less apparent and more informal, softened by vegetated garden frontages and boundaries. The areas geology and Cornish character is symbolised throughout the character area with the popular use of local stone and Cornish hedges, providing a softened edge to roads and opportunity for biodiversity habitat.



Contrasting styles hedgebank

Character Area CA1

Area-wide Character Assessment

Building heights and roofline

Building heights and rooflines vary across the character area. Building heights comprise of predominantly single-storey bungalows or two-storey height dwellings although there are exceptions.

An array of roof typologies are used across character area, some incorporate pitched dormer windows which provide additional height to internal accommodation space. Some examples of lower profile storey-and-half dwellings with pitched dormers also exist. Recessed front doors with pitched porches are common, although some later development incorporates flat roof porches. Roofing styles vary with examples of hipped, pitched roofs as does the orientation and degree of pitch.

The roof style of terraced and semi-detached housing accentuates any change in level or articulation of building line, with examples of the stepped roofs of dwellings stepped down topographic contours, or staggered facades used to create street interest and enhanced inter-dwelling privacy.



Stepped two-storey pitched roof, Estuary View

Character Area CA1

Area-wide Character Assessment

Architecture

A clear architectural evolution is demonstrated throughout Mabe Burnthouse Village with development during specific eras. The historic core comprises of simple 19th century, solid stone wall constructed terraces and detached dwellings. Away from the core, later solid wall construction has been replaced with cavity masonry construction in a change which can impact architectural character. Stone slips or cut stone to finish masonry construction is common for new development, with limited examples of structural stone or granite usage for walls, lintels or quoins.

The same material evolution can be seen with roof coverings, beginning with widespread slate usage on older buildings within the core, to development with concrete tiles much later. This however has evolved full circle, with the use of slate on later development. Chimneys which began as an integral inclusion on earlier dwellings, continued to be integrated on post-war development, however most recent development areas do not include chimneys.

Windows and doors within the historic core, originally constructed of timber and with sash windows, again trace the evolution of construction materials. Improvements to r-value performance combined with associated costs and perceived heightened maintenance requirements of replacement timber sash windows and doors, has meant much of the historic buildings have uPVC casement, sash style windows and doors.



Blind window Chy Growynek

Character Area CA1

Area-wide Character Assessment

Land use, levels of activity and parking

Most of the character area comprises of residential housing, with some retailers based strategically at the crossroads area. In general activity levels are closely matched to the land use characteristic. Residential areas are generally quiet, a key contributing factor here is the lack of accessibility and connections which create very quiet areas in the settlement, but exacerbates congestion in other areas.

Antron Hill crossroads with Treliever Road and Church Road are the primary access roads to Mabe Village and these roads are also used as a 'rat-run' by commuters between Helston, Penryn and Falmouth. Commuter use of Antron Hill means busiest times are morning and evening rush-hour.

The edges of the village are bordered by agricultural land to the west and south, and the A39 and Penryn to the north and east.



Mabe Burnthouse 'lozenge'



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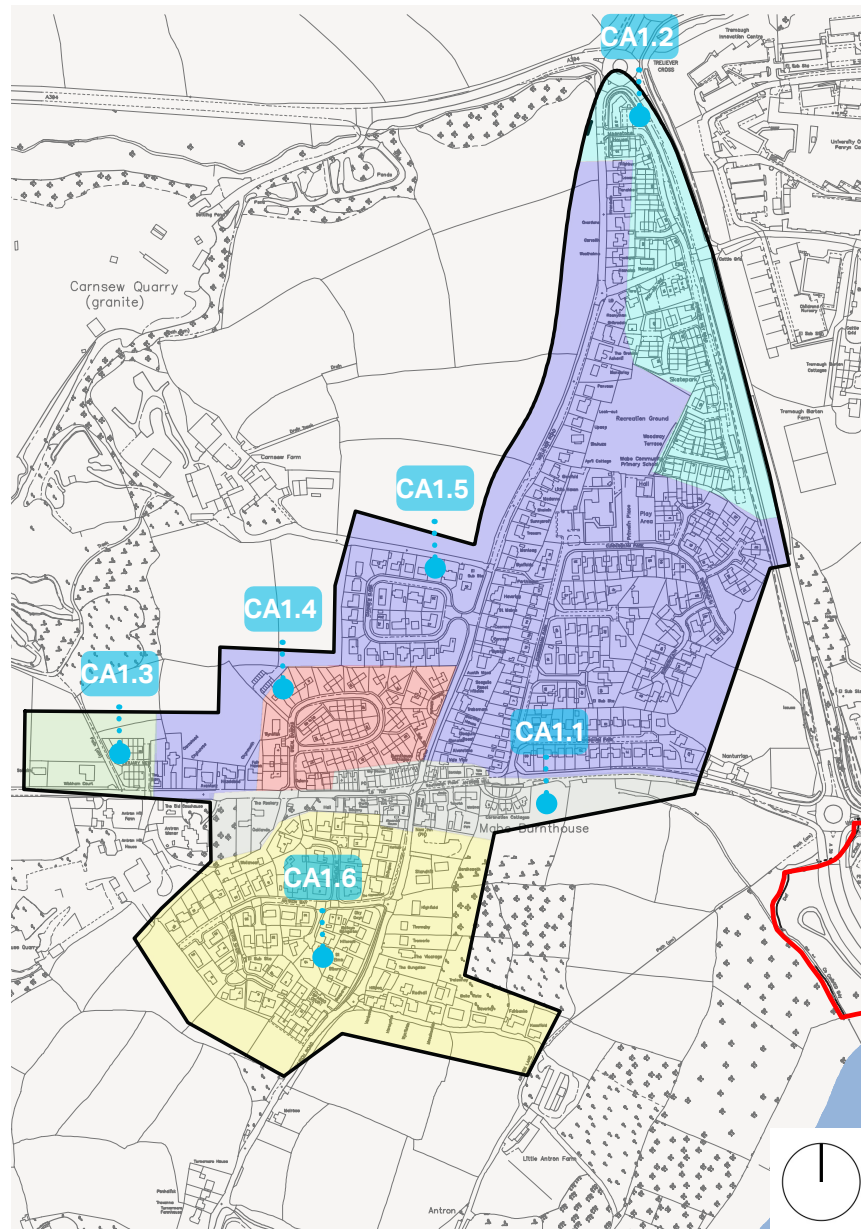


Figure 5: (CA1) - Mabe Burnhouse Character Areas

300m

Character Areas within CA1 Mabe Burnhouse

Five distinct character areas have been identified within the settlement of Mabe Burnhouse (Figure 5). These character areas were identified through desk study and field work undertaken for the purposes of this document, and each of the character areas is described in the following section.

- CA1.1 – Mabe crossroads
- CA1.2 – Mabe gateway north
- CA1.3 – Mabe gateway west
- CA1.4 – Gweal Darras
- CA1.5 – Mabe Treliever
- CA 1.6 – Mabe south

Character Areas within CA1 Mabe Burnthouse:

CA1.1 – Mabe crossroads

Mabe Crossroads is the heritage core. Terraced buildings are densely packed along narrow roads with limited or no pavements. The character area opens out north of the crossroads on Antron Hill near the post office created by the offset of Chy Growynek, where a telephone box, bench and notice board are located.

Views within the character area are channelled along the narrow roads with some more distant views east and south-east along Antron Hill over Penryn towards Kergilliack and beyond over farmland.

The terraced two-storey cottages generally align along roads, with narrow frontages and no front gardens. Some buildings are orientated perpendicular to roads, with the gable end at the rear of the pavement. Buildings are constructed of dressed or granite rubble with granite stone boundaries and slate gabled roofs, no buildings incorporate verge overhangs. Terraces are staggered in rows with the topography. Dwellings sited perpendicular to roads and occasional hipped roofs such as at Chy Growynek provide contrast along the roads.

Granite lintels and dressed ashlar window surrounds are common, and there are some examples with brick arches over windows and doors. Chimney stacks are brick with clay chimney pots.

The majority of traditional wooden windows, doors and rainwater goods have been replaced by uPVC with only a few examples still present including on the Grade II listed Chy Growynek. There are no porches.

The central crossroad is susceptible to traffic congestion from residents and road users from a wider context.



Character Areas within CA1 Mabe Burnthouse:

CA1.2 – Mabe gateway north

Mabe gateway north consists of a recent new development along Kingston Way. The development wraps around the back of properties along Treliever Road to form a cul-de-sac of semi-detached, short terraces and one apartment block. Kingston Way runs parallel with the A39, separated by a hedge and fence.

The two storey buildings vary in size, facing onto Kingston Way parking courts or pedestrian access. They are constructed of cavity masonry and finished in varying treatments and colours. Stone has been used throughout the development; with some dwellings completely stone finished whilst others incorporate lower storey finishes or stone boundary walls. None are finished in granite. Roofs are gabled slate with no verge. Rainwater goods, doors and windows are uPVC, there is no offset between window and fascia. Most dwellings include a flat felted roof uPVC door overhang. Modest frontages are included, some less than a metre deep.

Larger houses within the development include slate hanging, hipped roofs and full-length pitched projections.

Surface treatments are macadam and permeable block paving, traffic calming tables are also integrated.

Pedestrian routes are incorporated, including a crossing point over the A39 towards Tremough, enclosed by a hedgebank with mature trees.



Crossing point A39



Dwellings without frontage, Kingston Way



Permeable block paving areas



Stone faced wall. Higher density areas, strong building lines, Kingston Way

Character Areas within CA1 Mabe Burnthouse:

CA1.3– Mabe gateway west

Mabe gateway west is on the western edge of Mabe and consists of a recent infill development of terraces and larger semi-detached dwellings. The terraces are arranged either side of a parking court, with the rear of the southern terrace aligned with Antron Hill.

The buildings are two storey and constructed of cavity masonry finished in weatherboarding in either cream, blue or grey to the first floor and whitewashed render to the ground floor. Gabled slate roofs with verges are stepped with topography. Windows and doors are uPVC. There is no offset between window and fascia. Mono-pitched slate roofed porches are incorporated.

Surface treatments are macadam and permeable block paving.

Elevated vistas towards Carrick Roads Estuary and Falmouth are possible from Antron Hill near Estuary View,



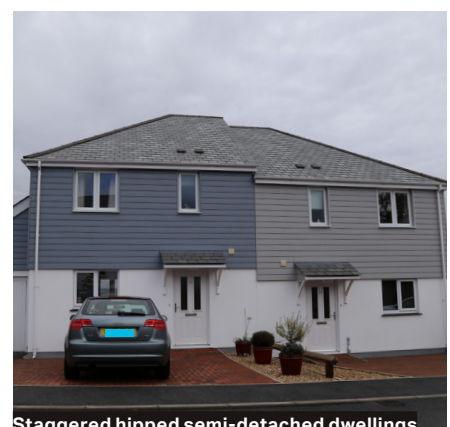
Short rows, Estuary View



Facing parking court



Weatherboard usage



Staggered hipped semi-detached dwellings

Character Areas within CA1 Mabe Burnthouse:

CA1.4 – Mabe Gweal Darras

Mabe Gweal Darras is north of Antron Hill, close to the centre of Mabe and consists of the looped residential area of Gweal Darras and Carnsew Crescent.

Buildings of Gweal Darras are arranged in short terraces or bungalows, orientated diagonally to maximise solar gain. Majority of the properties have gardens but few driveways and restrictive lay-by style parking areas result in the narrow access road being impacted by parked vehicles causing obstruction along pavements, inhibiting sight lines and pedestrian movement. There is a small area of garages separate to the properties. Apart from grass verges there is limited public space but farmland to the north is visible. Views however are limited due to the density of the estate.

The properties are two storey and constructed of cavity masonry finish with rough cast natural grey render, which has been painted white in a few instances. Roofing finishes range from slate to concrete tiles and do not have verge overhangs. Concrete cast projections house the rainwater gutter and downpipes are uPVC. Monopitch porches with simple side wall projections provide improved protection at front door thresholds.

In contrast, the small crescent of semi-detached properties of Carnsew Crescent are constructed of stone, incorporating slate hipped roofs, which extend downwards at the side over an extended ground floor. Parking provision at Carnsew Crescent is both on-plot and off-plot with a small area for visitor parking.



Character Areas within

CA1 Mabe Burnthouse:

CA1.5 – Mabe Treliever

Mabe Treliever is the largest character area within Mabe and consists of Carnsew Close and the Cunningham Park estate either side of linear development along the Treliever Road, a primary access route through the village.

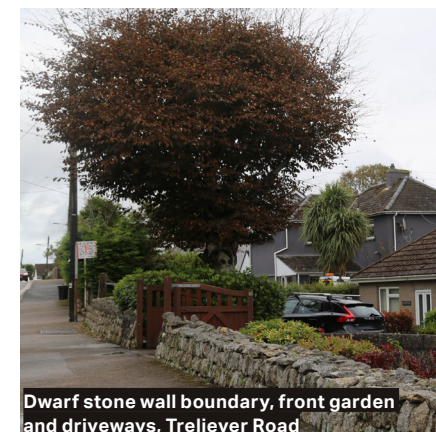
Carnsew Close is a looped cul-de-sac and Cunningham Park is a series of cul-de-sacs arranged around a central road. Bungalows of various styles face onto the roads and are stepped with topography. All have front gardens and driveways, often leading to garages. The offset of properties from the residential road behind generous front gardens give the estates an open feeling.

The estates extend out onto the Treliever Road where there are more two storey properties, particularly in the north towards the A39 roundabout. There are some examples of storey-and-a-half dwellings such as at Pen An Vre, just off Treliever Road.

Treliever Road has greater architecture variation, with some older buildings. Buildings are generally cavity masonry and rendered. Many on Cunningham Park and Carnsew Close are embellished with a 'feature' element including slate hanging, stone slips, uPVC cladding or slight elevation recesses. Roofs are pitched or hipped, and a mix of slate and concrete tile. Chimneys are commonly incorporated. Some dwellings have projecting gables, pitched dormer windows and pitched bay windows finished in slate or concrete tiles. Garages are common and garage roofing style varies between mono-pitched, flat and pitched roofs. Windows, doors and rainwater goods are generally uPVC.

The playing fields at Mabe Community Primary to the north of Cunningham Park provides public open space out of school hours. This is adjacent to the Mabe Youth and Community Project where there is an integrated hall, playground and skate park.

Cornish hedges along the Treliever Road restrict views over farmland to the west but topography provides opportunities for distant views from within Cunningham Park and Carnsew Close towards the Carrick Roads Estuary and Falmouth.



Character Areas within CA1 Mabe Burnthouse:

CA1.6 – Mabe south

Mabe south is either side of the busy Church Road, a primary access road through the village. Except for a recent development built at the rear of the pub car park, the area consists of a series of cul-de-sacs branching off Church Road, loosely following topography.

There is a range of building typologies of single and two storeys, all offset from roads with private gardens, driveways and low boundary treatments. Spargo Court consists of bungalow units fronting a central court. The western side of Church Road has a more open feeling compared with properties on the east, with a hedge bank boundary located directly at the edge of the road with no pavement. Fields beside Spargo Court provide public open space access.

Elevated areas provide long views east towards Carrick Roads Estuary and Falmouth. These elevated views are some of the best views in the Mabe Village.

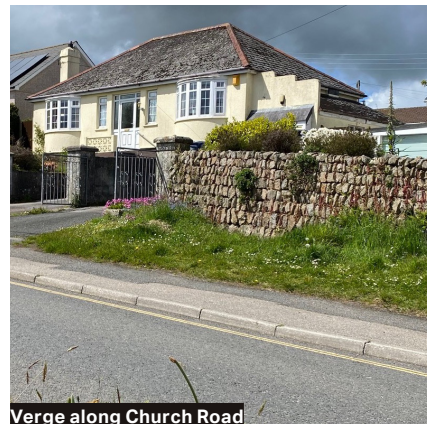
Buildings are generally cavity masonry and rendered in smooth, roughcast or pebble dashed finishes. Roofing styles include pitched or hipped roofs, overhangs vary. Roofing finish ranges from slate to concrete tiles. Some properties on Antron Way have a distinctive concrete tile which is incongruent to the character of the settlement. Other features include projecting gables, pitched dormer windows and pitched bay windows, albeit some flat roofed dormer windows exist. Windows, doors and rainwater goods are generally uPVC. Rendered chimneys are incorporated. There is greater architectural variation along Church Road.



View along Church Road towards crossroads



Properties facing onto Church Road



Verge along Church Road



Terraces with articulated stone walls, granite piers and metal railings

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Character Areas within CA1 Mabe Burnhouse:

Figure 6 illustrates a selection of views from the different character areas within CA1 Mabe Burnhouse Village and Important settlement views.

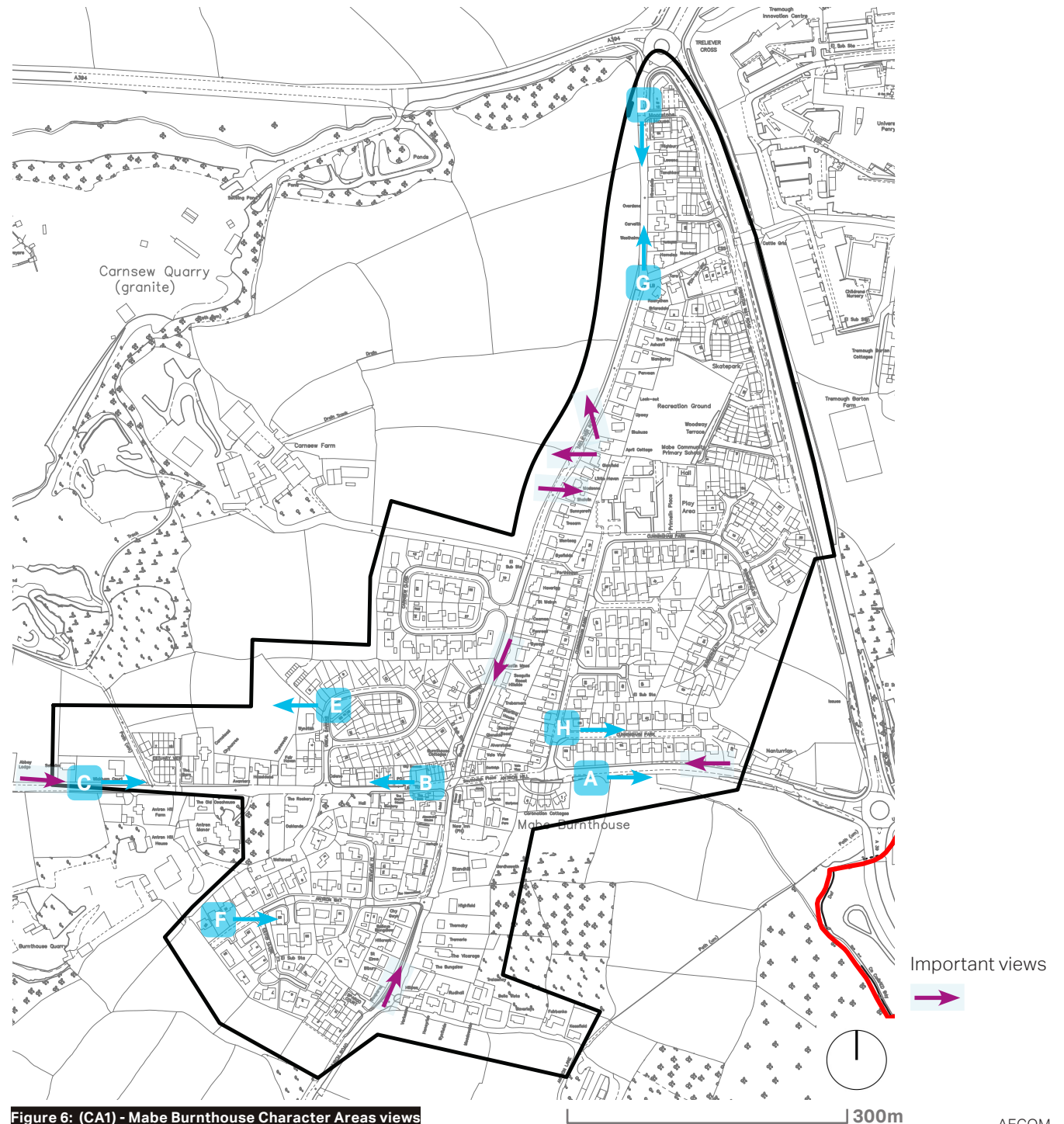
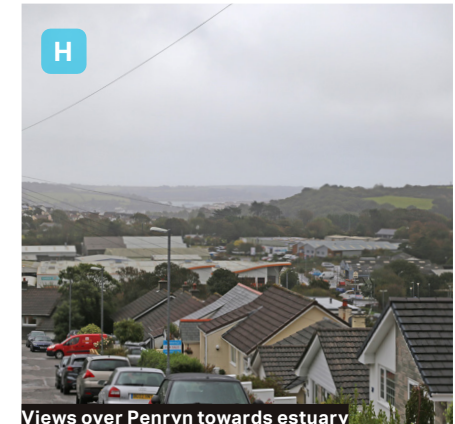
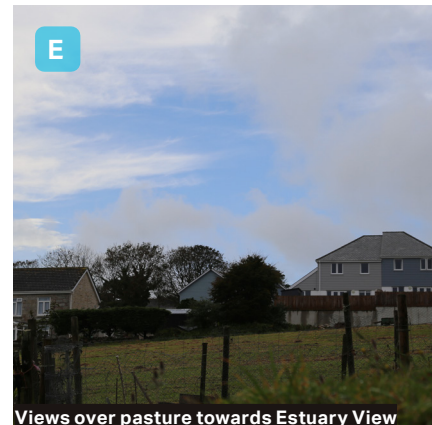


Figure 6: (CA1) - Mabe Burnhouse Character Areas views



Character Area CA1

Area-wide Character Assessment

Positive aspects of character

The compact centre of Mabe Burnthouse Village has a modest array of early to late 19th century buildings constructed with local stone walls and Cornish slate roofs. Traditional Cornish hedgebanks are used widely across the village, often in combination with granite stone. Stone walls are also a common feature of the village, including a stone-built bus shelter on Treliiever Road. Granite aggregates used in the wearing course of roads provides an unexpected but welcome connection to place.

Commercial entities such as the post office & convenience store, public house, hair salon, combined with the Mabe Community Primary School, Community Centre and Care Home provide an important village resource and offer residents access to rural services within their local community.

Positive aspects of character include:

- Use of local granite in construction of housing and boundaries;
- Cornish hedgebanks;
- Collection of early to late 19th century buildings;
- The rural charm of the village centre and the visual links to countryside context; and
- Important provision of village services.



Character Area CA1

Area-wide Character Assessment

Issues to be addressed by the Design Code

Mabe Burnthouse has suffered through unsympathetic housing development 'at scale', and it is difficult to see evidence of an architectural design lineage demonstrated between modern development and early settlement buildings.

The following issues have been identified which could be addressed through new development or active management:

- Lack of vegetation to soften new development edges, a characteristic of the wider settlement;
- There is a lack of granite use to accent housing and boundaries;
- The flat porch style is a shift away from the pitched porch style seen across the village;
- Concrete roofing tiles are out-of-character for settlement, especially those used on Antron Way;
- Parking provision for village centre retail is limited and on-street parking increases traffic congestion;
- Smooth finished render struggles with the climatic conditions and is susceptible to staining. Alternative finishes should be used which give better performance; and
- Boundary treatments should be carefully chosen and low quality timber panel fencing should not be used for street visible boundaries.





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Character Area CA2

Area-wide Character Assessment

Outer Neighbourhood Plan Area

Settlement pattern

The wider Neighbourhood Plan Area structure has a very different arrangement to Mabe Burnthouse CA1, comprised of a small number of settlements; mainly Eathorne, Trevone, Halvasso and Trenoweth all of which are hamlets. These settlements are generally expanded farmsteads, or a number of farmsteads strategically located. Buildings front narrow rural tracks and are often formed across the access road with buildings either side. Farmyards and the layout of buildings around the yard, provide an interesting spatial arrangement and a different characteristic to that seen in CA1. Buildings are commonly aligned perpendicular to the access road, and terraces exist throughout.

Farmsteads are spread out across the Neighbourhood Plan Area and quarries and reservoirs add further diversity to land use, with much of the wider Neighbourhood Plan Area comprising of agricultural fields. The narrow road access, that twists and turns combined with Cornish hedgebanks and hedgelines is a key characteristic of the character area, making the arrival at a hamlet or farmstead more engaging.

No areas within the wider Neighbourhood Plan Area have seen development at any scale, but farmsteads change hands and renovation/extensions work has taken place.



A view over Argal reservoir. The Neighbourhood Plan Area boundary bisects the reservoir north to south

The following Nolli map figure illustrates the clustering and spatial arrangement of properties within the outer Neighbourhood Plan Area.

Main characteristics:

- Rural Neighbourhood Plan Area characterised by dispersed small congregations of building;
- Area occupied by Argal and College Reservoir (south west); and
- University campus at Tremough.

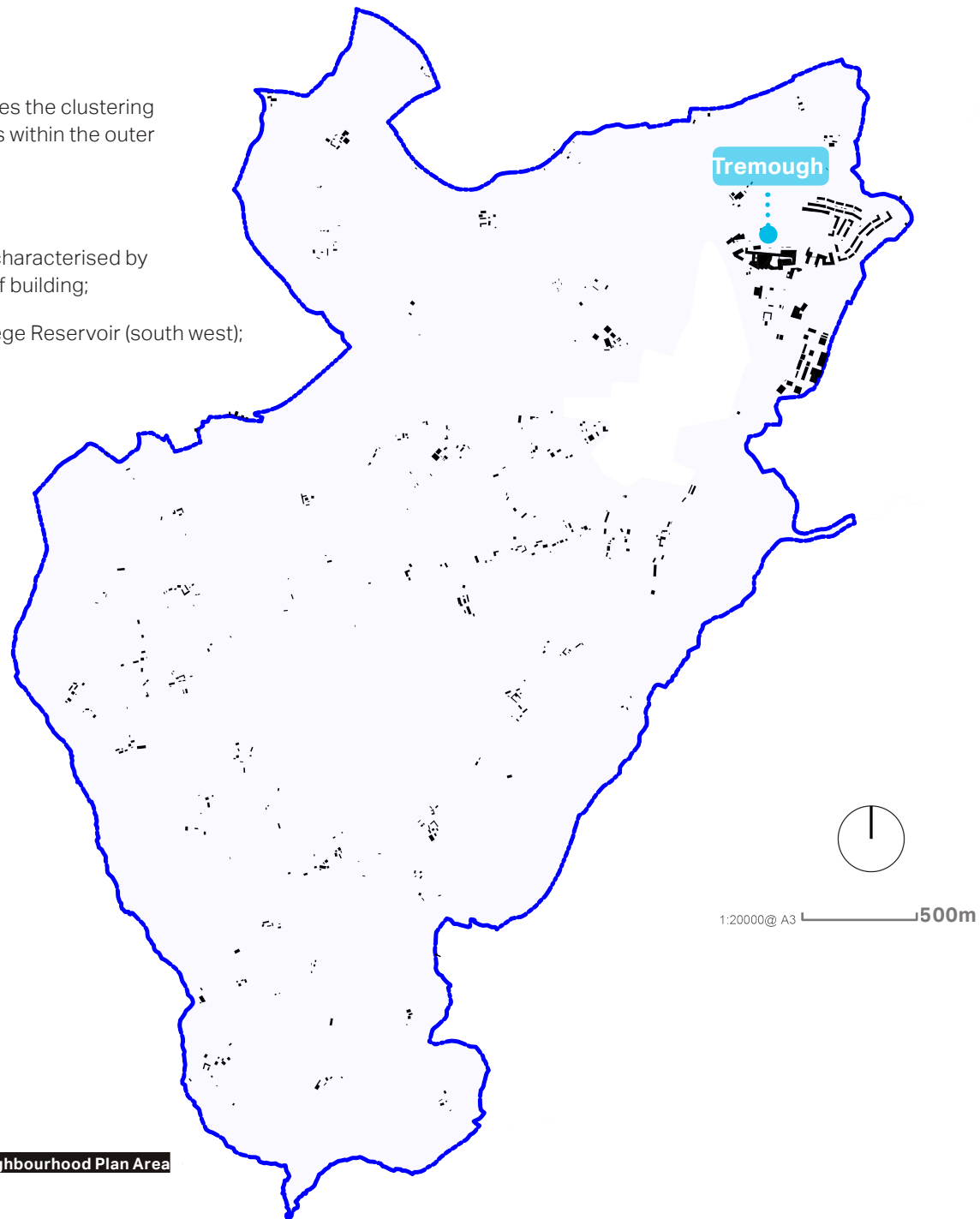


Figure 13: (CA2) -Outer Neighbourhood Plan Area

Character Area CA2

Area-wide Character Assessment

Green spaces, public realm and streetscape

None of the settlements have areas of public realm, and the streetscene is influenced by proximate properties and primarily their farming activities.

The rural nature of the character area means agricultural views are abundant when visible over Cornish Hedges and hedges which bound agricultural land into small to medium scale fields. Pylons and turbines are prominent in places.

A network of Public Rights of Way: footpaths, bridleways and byway provide access across the Neighbourhood Plan Area. There is also an area of Access land (right to roam) located on Trenoweth lane just east of Bay View Farm. Public access to Argal Reservoir provides further access to nature, wildlife and circular walks.



Argal Reservoir offers great access to the countryside, overlooked by St. Laudus Church



Streetscene Halvasso

Character Area CA2

Area-wide Character Assessment

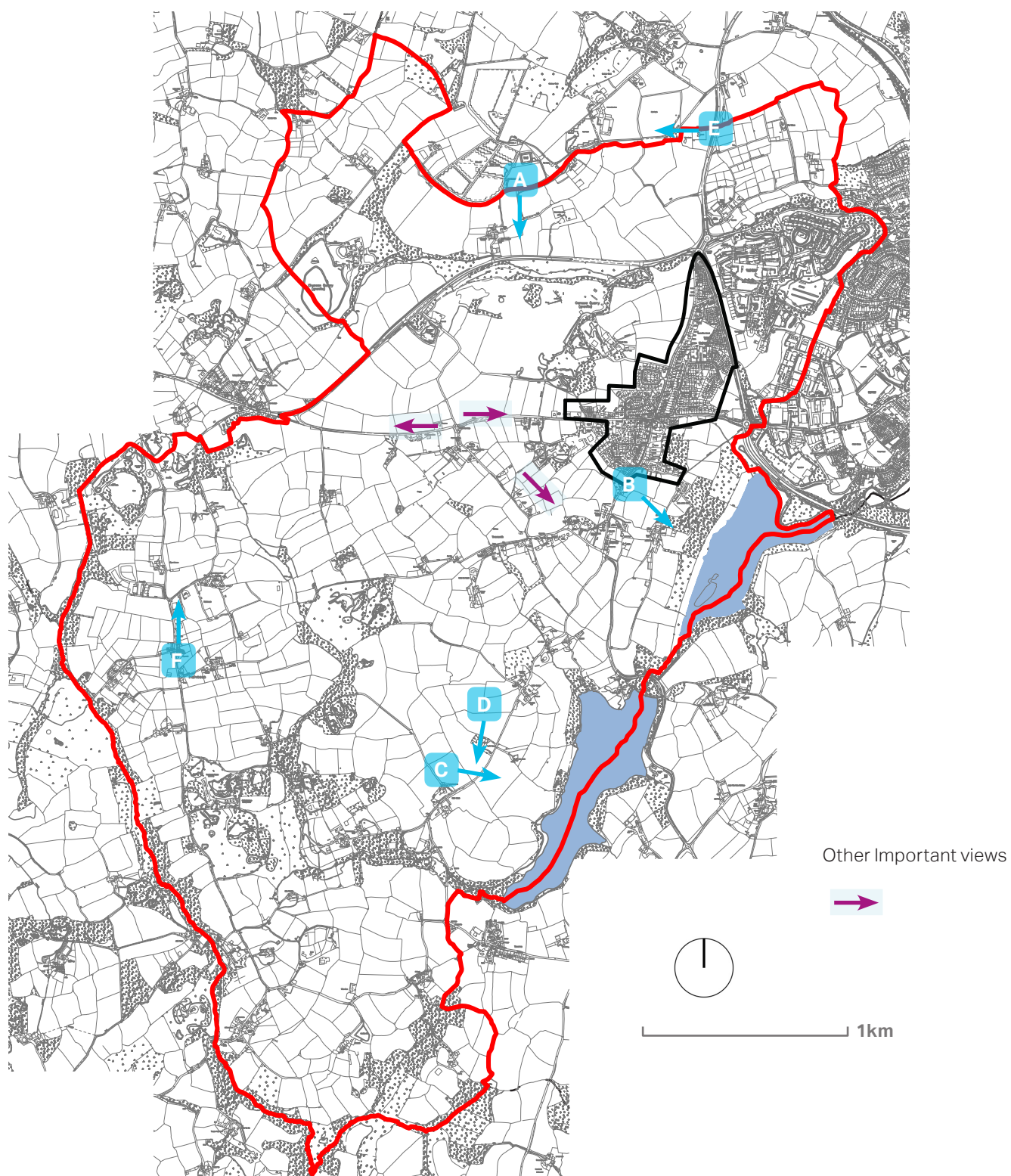
Views and landmarks

There are long views across the Neighbourhood Plan Area towards the surrounding context from various viewpoints within the character area. From a narrow lane which marks the northern edge of the Neighbourhood Plan Area boundary, 'Boswin' provides glimpsed views through breaks in hedge vegetation towards the Carnsew Quarry, where the layered processing of rock can be seen, a familiar site in Mabe Burnthouse for many generations.

Elevated areas to the west of the Neighbourhood Plan Area allow views towards Falmouth and Carrick Roads Estuary. Long ranging countryside views from Argal Reservoir and St. Laudus Church are possible and both act as local landmarks nestled within the Neighbourhood Plan Area's rural context.



View from St. Laudus





Building line and boundary treatment

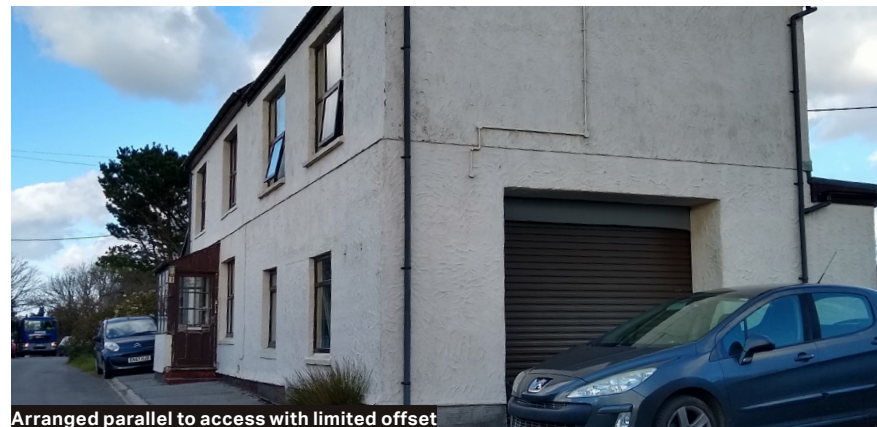
Building line is closely associated to the unique rural pattern and layout of buildings. Farms with a working central hardstanding area have buildings aligned around the perimeter, comprising of residential and storage buildings with façades aligned, whilst other farms have fewer aligned façades. Many farms remain this way, albeit a popular use for storage buildings today, is conversion to holiday lets.

Smallholdings, standalone properties or barn conversions separated spatially from other development often have storage outbuildings which are normally adjacent to the private access, but opposite the main accommodation.

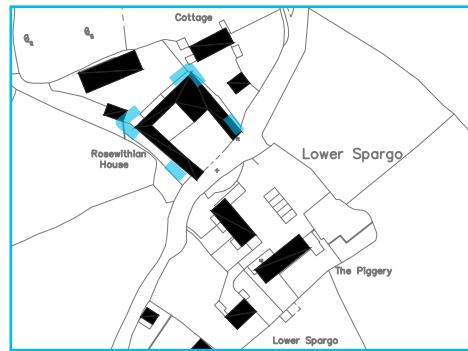
Standalone distinct buildings also exist, a combination of barn conversions and/or legacy smallholdings. Although there are no large multi-house developments, there have been some small farm building conversions to multiple dwellings.

Short terraces feature across the character area, aligned perpendicular to the road. A combination of purpose-built terraces and single former workers cottages extended into terraces.

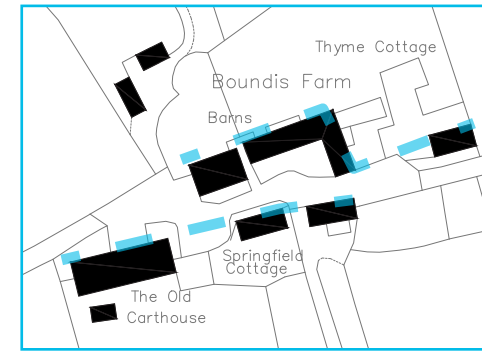
The character area contains examples with limited or no garden frontage, sited directly on the road. Cornish hedges and stone walls are commonly used for boundaries and often maintain building lines.



Farm typology

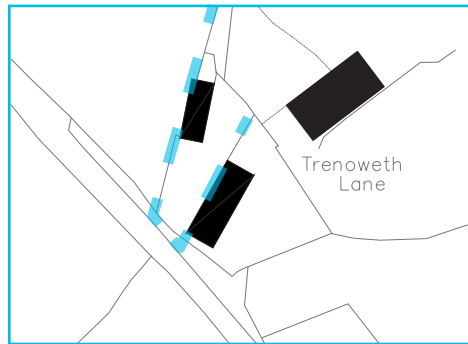


North of the access road, buildings form a horseshoe shape around a courtyard and additional buildings further north back onto field boundaries with different alignment. South of the access road buildings relate to internal access hardstanding with no synergy between buildings.

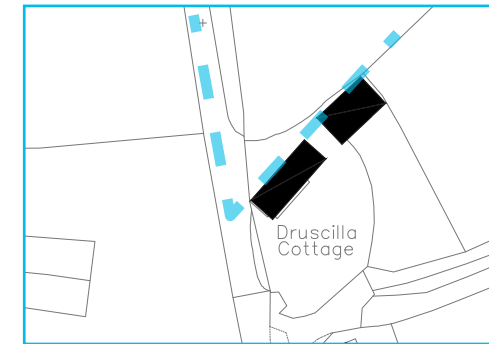


Buildings congregate around the private access with the accommodation along the same axis, albeit not aligned. Functional barn buildings are positioned adjacent to the main access and accommodation, with improved alignment which indicates these are more recent additions.

Standalone typology



Trenoweth Lane: A single dwelling is aligned facing the private access road, with a separate storage building opposite. The OS base illustrates the field boundaries which the buildings are aligned to. A recent barn addition is shown at the rear.

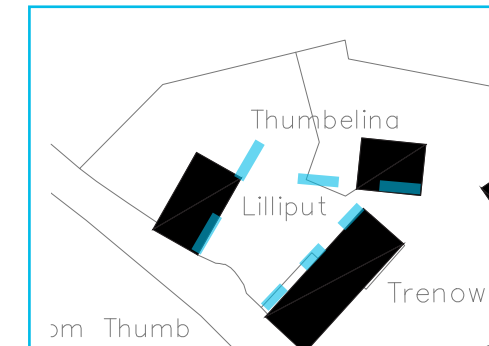


Druscilla Cottage: A single cottage positioned at an approximate 45 degrees to the main road access, with the front elevation orientated facing north west. A modern bungalow continues approximately the same alignment. Access is via the track to Boundis Farm.

Terrace typology



A terrace of four cottages beside a well, front onto an access track, and are sited perpendicular to the main access.



A quite organic arrangement of buildings surrounding a central area of hardstanding. The building in the north west is a barn conversion to a short three dwelling terrace.

Building heights and roofline

The character area's residential building height is predominantly two storeys, combined with single storey bungalows or single storey converted farm buildings. Non-residential buildings can be taller.

Traditional pitched roofs are the main roof typology, used also for porches and storage buildings, generally slate tiled, some with contrasting ridge tiles. Chimneys are widely incorporated.

Simple mono-pitch extensions complement the functional agricultural aesthetic of the character area.



Architecture

Construction of historic farmhouses, farm buildings, houses, cottages, ecclesiastical buildings and schools within the area is of granite, usually with slate roofs, and granite rubble chimneys. Many of the historic farmhouses in the Neighbourhood Plan Area date to the 18th century but there are a number of earlier examples including Lower Spargo Farmhouse (where some walls include 16th century fabric); Carnsew Farmhouse (17th century or earlier); and Antron and Higher Spargo farm granite farmworkers' cottages (17th century). Many historic farms in the Neighbourhood Plan Area including Goodagrane, Trenoweth, Eathorne and Helland incorporate interesting small farm buildings of granite, often built into Cornish hedges.

Smaller historic houses, cottages and terraces in the Neighbourhood Plan Area are made of granite rubble with slate roofs and brick or granite lintels, brick or granite chimneys and clay ridge tiles. Some examples are rendered and/or painted. A number of farms have granite farmworkers' cottages nearby such as the pair at Rose Cottage (now a single dwelling) which have blind windows above the entrances, and the terrace of four at Halvasso.

Examples of sympathetically constructed renovation work is demonstrated across the character area, but there are also lower quality modern examples constructed of stock modern materials which look out of character.

Many historic properties have had uPVC replacement windows, either white or brown frames, some have timber sash. Rainwater goods have also been replaced with uPVC, although some older original metal downpipes exist as do agricultural steel gutters and downpipes.



Entrance to the Parish's former vicarage large wooded garden



Wesleyan Chapel (Mabe), dressed granite and fanlight over door



Land use, levels of activity and parking

Residential/working farm development within this character area is generally tied to farming practices, with examples of old farmsteads and medieval field enclosures. Tremough Campus is the exception.

Land cover within the character area is agricultural, combined with hamlet settlements, satellite farms and clusters of isolated dwellings, serviced by a network of narrow lanes flanked by Cornish hedgebanks. Agricultural land is mainly improved grassland/pasture and arable. Tree cover is concentrated along field boundaries, and a large deciduous and scrubland block on the western banks of College Reservoir. Argal Reservoir is also located within the character area.

Historic quarrying practices have left their mark on the land, and several quarries remain operational. The open nature of the quarries are characteristic of Mabe Burnhouse and the settlements long association with the granite/aggregates trade. The tapping of hammers can still be heard ringing out at Trenoweth Quarry as this granite is worked into architectural pieces. BF Adventure operates water based outdoor learning activities from a disused quarry.

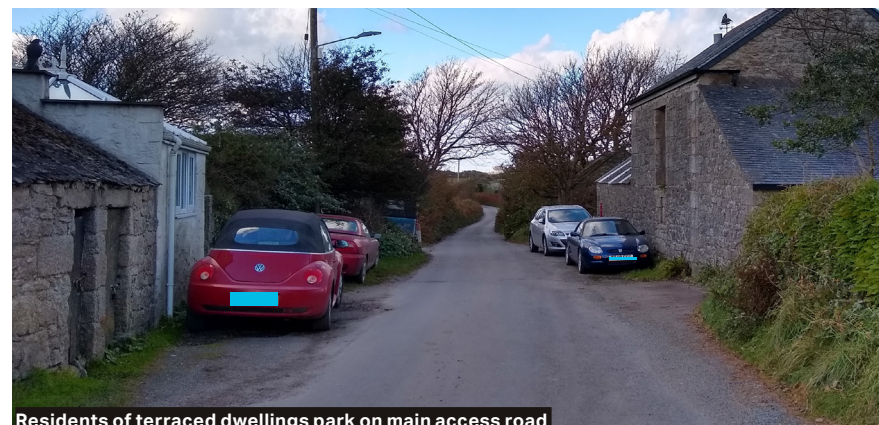
Activity levels ebb and flow, with the usual traffic associated with a rural Neighbourhood Plan Area. Most vehicular activity is confined to Antron Hill and the A394. Parking within the character area is generally non-restrictive. Some areas with terraces do not include parking provision, however road parking is normally available.



Example of subsidiary farm parking beside main buildings



BF Adventure provides a base for outdoor education within a disused quarry



Residents of terraced dwellings park on main access road

Positive aspects of character

The character area demonstrates many characteristics which are quintessentially Cornish. From the narrow rural roads lined with hedgebanks, to glimpsed agricultural views to farmsteads constructed of granite.

The Church of St. Laudus, the oldest building in the Neighbourhood Plan Area is a local landmark with a powerful presence and setting located close to Argal Reservoir.

Mabe Burnhouse also has a 170-year-old quarry, which opened in 1840 and has supplied stone to the Palace of Westminster. The quarry is an important local industry and one of only two quarries in Cornwall still extracting dimensional stone used for the supply of blocks or slabs to size and shape specification. Trenoweth Quarry also supports local learning, teaching traditional granite working skills.

Positive aspects of character include:

- Use of local granite in construction of housing and boundaries;
- Collection of early to late 19th century buildings;
- The rural charm of the village centre and the visual links to countryside context;
- St. Laudus Church;
- Spatial arrangement of farms;
- College and Argal Reservoirs;
- Local industry; and
- Important provision of Village services.



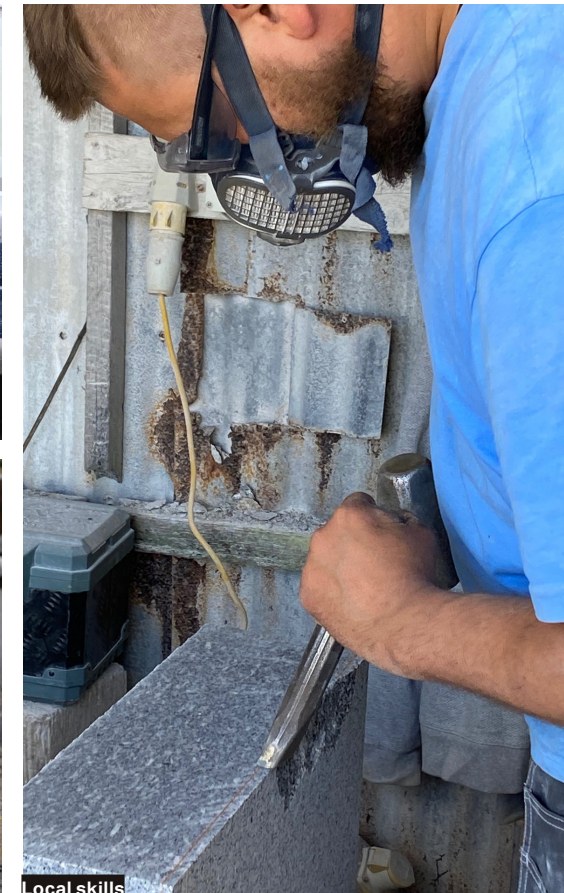
Traditional trade



170 year old Trenoweth Quarry , dimensional stone



Granite construction



Local skills



Cutting machine

Issues to be addressed by the Design Code

The character area has a close synergy to the areas geology and local trades, which is represented in the areas architectural palette and usage of granite, Cornish hedgebanks and agricultural spatial arrangements. Deviation from these traditional characteristics is detrimental to the Neighbourhood Plan Area's character.

The following issues have been identified which could be addressed through new development or active management:

- The use of traditional construction finishes should be specified for all new development and repair work. Material specification quality for repair, replacement and modern developments should be maintained;
- The need for agricultural housing should not trump architectural quality and character of the area;
- New development should be restricted to scattered pocket developments and sited adjacent to existing development; and
- Ensure all new development aligns with the spatial layout and pattern of the character area.



Out of character bungalow with concrete tiles



uPVC extension roof beside heritage cottages



**Design Code and
Guidance**

05

5. Design Code and Guidance

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 the design code and guidelines, setting out the expectations of the Mabe Burnthouse Neighbourhood Plan 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 section also highlights special qualities in individual character areas that should be taken into account when designing new development.

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

This document focuses on residential development, considering the character of the immediate neighbouring buildings, streetscape, rural precedent and landscape of the surrounding area. The local pattern of streets, the spatial layout of buildings and the spaces around buildings, construction traditions, materiality and the natural environment should all help to determine the character and identity of new development, whilst recognising that new construction technologies can deliver good design with enhanced building performance.



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:



Chisel work visible on granite pier

- Development should relate well to local heritage examples, topography, landscape features, countryside setting and long-distance views;
- Development should reinforce or enhance the established character of the settlement;
- Development should integrate with existing access; public rights of way (PRoW), streets, circulation networks and use;
- Development should explore opportunities for new development to enhance access to public green space, to reflect settlement needs;
- Development should reflect, respect and reinforce local architecture and historic distinctiveness, avoiding pastiche replication;
- Development should retain and incorporate important existing landscape and built-form features into the development which add richness;
- Building performance in terms of the conservation of heat and fuel over and above building regulations should be a key design driver for new development;
- Development should respect the surrounding buildings in terms of scale, height, form and massing;
- Development should adopt contextually appropriate materials, architectural details and construction details;
- Development should ensure all components e.g. buildings, landscapes, access routes, parking and open space relate well to each other; to provide safe, connected, attractive and cohesive environments;
- Are necessary services and drainage infrastructure integrated without causing unacceptable harm to existing networks;
- Are energy generating technologies integrated within the development at the start of the design process; and
- Nature based water management solutions should be integrated into all new and existing developments.

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.

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

Building structure

- What are the essential spatial characteristics of the existing development area and street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Does the proposal respect, incorporate and enhance local landscape features including topographic features 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?
- Are buildings densities appropriate for the development area?

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 and road speed?
- Do the new points of access and street layout pay regard to all users of the development; in particular pedestrians, cyclists and those with disabilities?
- Do the points of access conform to the statutory technical requirements?

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 access through the settlement?
- If the design is within or adjacent to a heritage asset, have the elements which contribute to their significance been considered in the proposal? (Heritage assets include listed buildings and registered landscapes).
- Does the proposal preserve or enhance the setting of a heritage asset?

Building heights and roofline

- Does the proposed development height compromise the amenity of adjoining properties?

- Does the proposal overlook any adjacent properties or gardens?
- Has careful attention been paid to height, form, massing and scale of new buildings? Is it appropriate to reflect the proximate scale of development?
- If a proposal is an extension, is it subordinate to the existing property?

Building line and boundary treatment

- Does the proposal respect the existing building line and harmonise with the adjacent properties?
- Has the appropriateness of the boundary treatments been considered in the context of the site? The Cornish tradition of hedgebanks should be incorporated where possible.

Green spaces and street scape

- Providing continuous green infrastructure linkages is important for biodiversity. Does the proposal enhance existing green corridors and biodiversity habitat networks, linking to areas adjacent to the site?
- In rural and edge of settlement locations does the development negatively impact visual character or interrupt existing tranquillity within the area, and has this been fully considered and sufficient mitigation included?
- Has the impact on landscape quality been considered?
- Is there adequate private/ communal amenity space for the development?

- Does the new development respect and enhance existing amenity space and have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, consider the usage of new owners and existing residents, including how will it be managed?
- Have aspects of active and passive security been fully considered and integrated with development?
- Is active travel promoted across the site, and does this connect to existing networks?

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, does the development fall within key settlement views? How are these respected in the design?
- Are new views and visual connections with the existing settlement and surrounding area incorporated into the proposal?

Architectural details and materials

- Has the local geology and architectural character been reflected in the contemporary or traditional design of new proposals?
- Does new development demonstrate strong design rationale, quality material specification and good detailing appropriate to the 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?
- 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?
- Have window, door, eave, verge and roof details been refined and considered in the context of the overall design?

Parking and utilities

- Has adequate provision been made for car and cycle parking?

- For appropriate housing typologies, are there opportunities to accommodate mobility vehicle storage areas when required?
- Does new development include fast internet speeds and working from home space?
- Has adequate provision been made for bin storage, including communal areas when appropriate with facilities for waste separation and recycling?
- Is the location of bin storage facilities appropriate in relation to the travel distance from the collection vehicle?
- Has the design of bin storage facilities been fully considered; including the quality of materials and location within the development?
- 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 these technologies well integrated?
- Does the lighting strategy reflect the strategy of the settlement for both private and public lighting applications?

5.3. Design code and guidelines

The following Design Code is applicable to all character areas across the Neighbourhood Plan Area and should be applied as a starting point to all new development, regardless of where it is in the Neighbourhood Plan Area. These guidelines advocate for landscape and character-led design which responds to the natural environment, and enhances the existing townscape. Reference to context does not mean to copy or replicate in a pastiche manner, it means taking inspiration and influence from surrounding precedent and forming a design rationale which harmonises with the surroundings and local vernacular.

Settlement pattern

- Development should adopt the enclosure and density characteristics demonstrated in the nearby context. New development should strive to knit with the existing settlement by adopting similar characteristics or evolving the design;
- New development should be planned to be permeable, providing vehicular and non-vehicular connections, especially in village centres. Residential streets should either loop or connect through to other streets to improve connectivity;
- Where possible, new development should provide non-vehicular connections and route options connect with existing PRoWs and other active travel assets;
- Development should be considered strategically at settlement level, developments should not be considered in isolation;

- Edges of developments should be highly considered. New development should engage with existing edges and building elevations should project an attractive and positive frontage. Edge of settlement development should gradually transition to the surrounding landscape context;
- Densities should reflect the settlements rural character, with regular breaks designed into new development to increase visual permeability, opportunities for habitat corridors, contextual views, and new pedestrian/bicycle access connections;

Code: Structure

Development should strategically aim to address settlement needs. This multi-faceted analysis, part of the contextual analysis which informs new development design, should explore opportunities to integrate elements which improve settlement functions for residents.



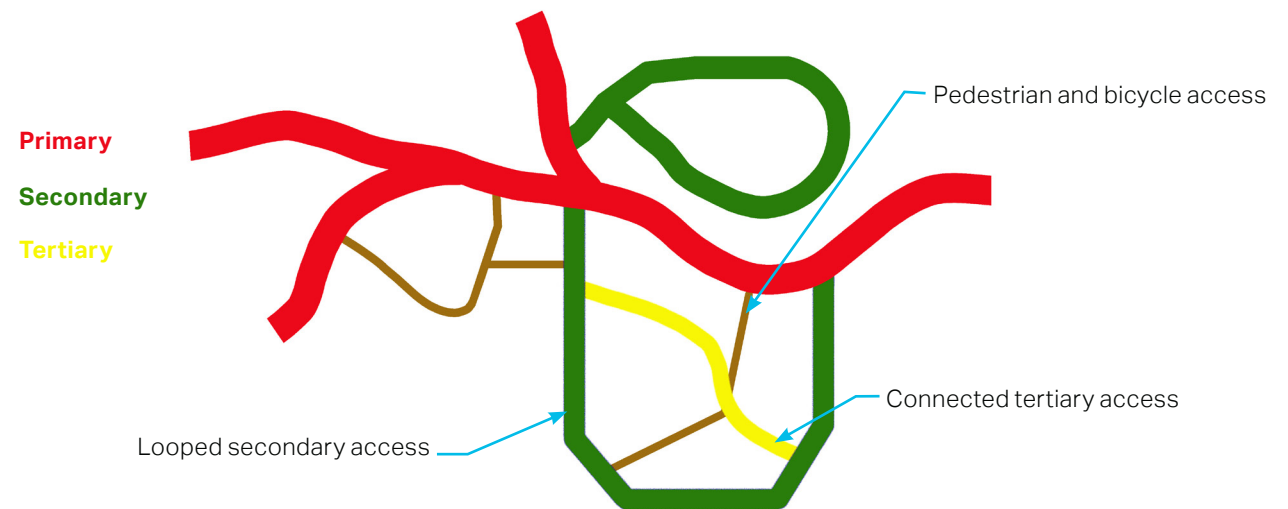
Street composition Antron Hill

- New development should be carefully sited to minimise negative impacts on the surrounding landscape context and settlement edges should be highly considered;
- Layout, clustering and massing should take precedent from the best examples of development within the surrounding context. The following page illustrates some precedent examples from the existing Neighbourhood Plan Area;
- A combination of building orientations, including some sited perpendicular to access roads should be considered to align with the characteristics of the Neighbourhood Plan Area;
- New development should respond to site specific micro-climates and sun paths and use these as key design drivers to increase the environmental comfort for building users, both internally and externally. Correct building orientation like the concept explored at Gweal Darras can contribute to passively heating or cooling buildings, and effectively reduce energy usage;
- Separated areas between vehicles and non-vehicular access may provide enhanced opportunities for building layouts which maximise renewable technology potential;

- Building height, boundary design and road width should be designed at ratios which reflect existing settlement character; and
- Village centre areas should reflect higher densities whilst wider rural areas should remain low density. Concentrations of farm buildings provide precedent for high-quality pockets of mews type development.

Code: Pattern

A contributing factor to Mabe Burnthouse' traffic congestion is the lack of inter-development route options. One aspiration for new development should be to help reduce this by developing connected masterplans and access strategies to provide better settlement movement networks.



Example access hierarchy: primary, secondary & tertiary routes and connectivity



Northern gateway to Mabe



Building pattern Trenoweth



Wide road -to-building ratio Church Road

Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- Settlement patterns should reflect the historic core attributes, but development should integrate pavement improvements where needed.

CA1.2 – Mabe gateway north & CA1.3 – Mabe gateway west

- Development here should be aware of the settlement edge characteristics, and project positively in all directions, and soften the developments transition to surrounding countryside areas.

CA1.4 – Mabe Gweal Darras

- New development which reflects the existing development layout, should ensure alignment continuity using garden frontages and boundaries.

CA1.5 – Mabe Treliever

- Development should incorporate better permeability and alternative routes for vehicles and pedestrians.

CA1.6 – Mabe south

- Development of estate areas should improve permeability and not become too distinct from the settlement.

CA2 - Outer Neighbourhood Plan Area

- Development should follow the structure and arrangement of surrounding precedent farm buildings, standalone properties and terraces.



Residential streets

- New development streets and junctions should incorporate the needs of pedestrians, cyclists and, if applicable, public transport users ahead of motor vehicles;
- Streets should incorporate planting elements and green infrastructure (GI). Sustainable urban drainage (SUDs) should be incorporated in the form of attenuation ponds, rain gardens, swales and development should incorporate permeable surfaces. Street parking bays provide huge potential to integrate with SuDS strategies;
- Opportunities for pedestrian areas within development which are separated from vehicles should be explored. Cars should not dominate development;
- Pedestrian and bicycle users should have a high priority within residential areas. Development masterplans should aim to make non-vehicular usage appealing;
- Adequate off-street parking is not always achievable and so the provision of on-street parking bays is desirable to avoid the access of pedestrians and other vehicles being impeded. Streets must meet the technical highways requirements, however they should be considered as a 'safe place' to be used by all. In Neighbourhood Plan Area areas where

pavement access is limited, new development should explore methods of improving pavement access connections;

- Residential developments must be designed for low traffic volumes and low speed, 20mph zones are desirable and adequate for residential areas; and
- Pavement limitations within the Neighbourhood Plan Area combined with busy areas such as the main cross roads in Mabe, introduce difficulties for residents and especially school children. Separating pedestrian and non-pedestrian traffic should be integrated to improve residents safety.

Code: Integrated active travel

Sustainable travel and non-vehicular links should invite usage by providing safe routes which connect to the wider networks and destinations.

The University at Tremough, College and Argal Reservoirs, supermarket and Kernick Industrial Estate provide opportunities for a small network.



Example of traffic calming on Antron Hill



Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- New development within the historic core should aim to improve pedestrian and bicycle access with inter-development route options which connect to other areas.

CA1.2 – Mabe gateway north & CA1.3 – Mabe gateway west

- Street trees, verges and planting areas should be incorporated to boost the richness of development in these areas, and create softened transitions

CA1.4 – Mabe Gweal Darras

- Opportunities to separate vehicle and pedestrian traffic and designated parking provision should be incorporated into new development at Gweal Darras

CA1.5 – Mabe Treliever

- Secondary access roads and estates have opportunities to improve pedestrian and bicycle permeability, which is separated from the settlement's primary access issues. New development in these areas should aspire to create better inter-development links

CA1.6 – Mabe south

- The spatial arrangement of Church Road should be used as precedent for new development, to integrate street trees, verges, Cornish hedges and planting areas plus pedestrian and bicycle infrastructure.

Green spaces and streetscape

- Neighbourhood planning groups can help protect local green spaces within their community. For more information: <https://www.cornwall.gov.uk/media/38409117/local-green-space-and-green-infrastructure-guide-note-gh-16042019.pdf>
- The retention of existing landscape green infrastructure of value should be incorporated into development masterplans and the felling and removal of trees should be avoided. Where tree removal is unavoidable a replacement strategy should be developed through consultation with the local planning authority. <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-advice-and-guidance/trees/>
- Cornish hedges are not only a traditional feature of the Cornish landscape, but an important habitat forming a green infrastructure network across the county. Development should therefore work with existing Cornish hedge networks and consider how best to retain and enhance hedge networks. <https://www.cornwall.gov.uk/media/38341273/biodiversity-guide.pdf>
- Tree and plant species specification should be appropriate for the microclimate and application including management requirements and seasonal colour variation. All green infrastructure species selection should be specified with climate resilience in mind. Ornamental single species planting should be avoided, a diverse planting preference provides improved habitat and better disease resistance.
- Development should take a strategic, integrated approach to managing water that makes best use of green Infrastructure led SuDS, permeable surfaces and identify opportunities for water reuse;
- Front gardens or simple frontages, where this is characteristic of the development area should incorporate planting which supports biodiversity;
- Dwelling layouts should be designed to limit adjacent plots overlooking rear gardens. Gardens should be considered as ecological corridor extensions and designed to connect with surrounding green infrastructure networks; and
- Bolt-on products can be also used to improve ecological sustainability by improving access or providing habitat. Bat bricks, bird boxes and hedgehog gravel boards are some examples for consideration within new development.

Code: Green infrastructure

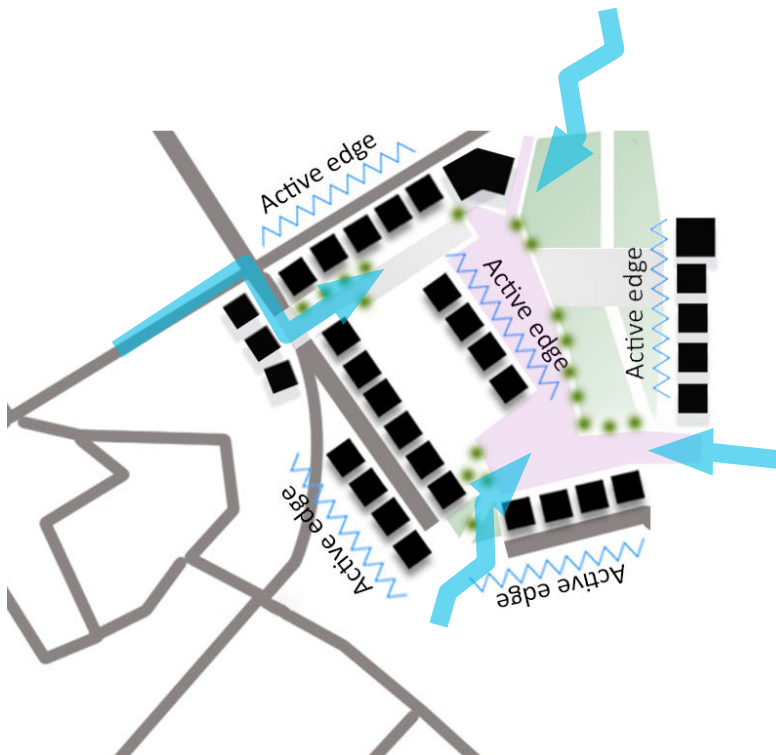
Opportunities to integrate street greening, public green space and improve green infrastructure network connectivity should be design drivers for all new development.



Integrated bat habitat boxes



Allowing access for native species



This indicative sketch shows how townscape should be linked with greenspace, with multi-connections incorporated to provide route options for residents.

Healthy, green and inclusive:

The Cornwall Design Guide highlights the influence of where we live, and the numerous studies which conclude the links between the quality of living environments, access to green space and happiness. The emphasis here must be on 'living environments' as whilst Mabe Burnthouse is fortunate to be located in a countryside context, the streets, public realm and gardens are where residents spend a lot of their time, and this must be reflected in development.

Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- Development here should incorporate space for pedestrians, with some building offset. Opportunities for street tree planting should be explored.

CA1.2 – Mabe gateway north & CA1.3 – Mabe gateway west

- High quality green space should be included within new development area which addresses the settlements need.

CA1.4 – Mabe Gweal Darras & CA1.5 – Mabe Treliever

- Open frontages which contribute to the streetscene should be incorporated within all new development.

CA1.6 – Mabe south

- Enhanced connectivity and routes through these development areas provides opportunities for enhanced pedestrian spaces.

CA2 - Outer Neighbourhood Plan Area

- Cornish hedges should be incorporated within all new development.



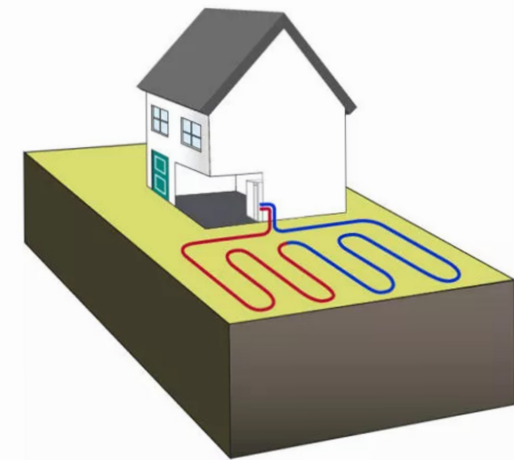
Waste, recycling and utilities

- Waste bin enclosures should be integrated as part of the overall design, with landscaping and planting used to minimise the visual impact;
- When considering the placement of waste/recycling enclosures, servicing arrangements and site conditions should be taken into account. Enclosures should be located close to the servicing position up against the dwelling's boundary. If possible this should be away from areas used as amenity space or main entry points to the property;
- Secure communal bin storage areas should be used with appropriate building typologies to prevent the need for on-street storage;
- Adequate provision should be made for dog waste bins within new developments when located close to PRow and other recreational areas popular with dog walkers;
- Simple water catchment facilities such as water butts should be integrated within scheme design; and
- Opportunities for renewable technologies should be explored and integrated where site conditions provide sustainable advantages. Care should be taken to design-in these technologies and cables and ducting etc should be well integrated.

Code: Sustainability

Sustainability must be a key design driver for all new development. This overarching topic covers an approach to energy and water conservation, the recycling and reuse of waste and much more!

New development must integrate sustainable principles at its core, striving to encourage building users to lessen their environmental impact.





Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- New development here should offer innovative solutions to integrate waste, recycling and utilities provision despite the compact nature of the core; and
- Renewables or other utilities should ideally not be located on primary elevations of heritage buildings.

CA2.0 - Outer Neighbourhood Plan Area

- Opportunities here to integrate agricultural style storage buildings for waste, recycling and utilities provision.

Vehicle parking

Currently the demand for private cars remains high and these have to be carefully integrated into neighbourhoods. A good mix of parking typologies should be deployed, depending on, and influenced by location, topography and market demand.

These can include:

- Off-plot communal parking areas;
- On-plot side parking;
- On-plot front parking;
- Options with integrated garages; and
- Safely defined on-street parking.

For family homes, cars should be placed at the front or side of the property.

For small mews style developments a front or rear open court with good passive surveillance is a good option, with some pedestrian areas separated from vehicular traffic.

Other considerations:

- Parking should not be included at the expense of landscape elements and green infrastructure. Car parking design should be combined with landscape elements which minimises the presence of vehicles and provide opportunities for environmental and water management functions;
- Permeable surfaces must be specified for all residential parking areas, and surface finishes can be used to define area of public and private space;
- On-street parking bays should be combined with linking tree pits as part of urban SuDs strategies; and
- Opportunities for the installation of electric car charge points should be explored and integrated where required. Careful design should ensure pedestrian access is not impeded when charge points are in use.

Code: Parking

Vehicle parking is an important inclusion for most developments, and designers and developers must begin to innovate and seize the opportunities of parking spaces, landscape and SuDS strategies for multi-functional street design.



Great Kneighton in Cambridge



Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- Side or rear of property parking is preferred which doesn't break the strong built-form frontages of the character area.

CA1.4 – Mabe Gweal Darras

- Designated parking areas and improved separation between vehicles and pedestrians.

CA2.0 – Outer Neighbourhood Plan Area

- Mews style central courtyard parking would be in-keeping for new multi-dwelling development areas; and
- Terraced development should ensure space for residents parking.

Views and landmarks

- Existing views of landscape or heritage significance should be maintained and incorporated into new development;
- Demonstrable design evolution and awareness should aim to integrate the development within its surroundings, including any mitigation requirements such as trees and landscaping, to embed the development within its surroundings and provide privacy for it's residents;
- Passive views can provide natural surveillance and security for development. Designers should use this concept, particularly towards streets, pedestrian access, play and parking areas; and
- Proposed new development can enhance key views, by incorporating elements such as avenues of trees which can frame or add focus to important views or landmarks.

Code: Composition

Views and landmarks add great richness and give a sense of place to settlements. Designers must be cognisant of important settlement views, and layouts should demonstrate this awareness by protecting visual assets. Views back towards settlements including settlement edges and rooflines should also be highly considered.



Views towards Falmouth from the Trenoweth turn on Church Road



Views east from Antron Hill



Views over Kernick and the supermarket to the wider context



Organic forms and natural materials blend with the area's character

Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- New development here should not interrupt views of the heritage core's street composition and aesthetic.

CA1.2 – Mabe gateway north & CA1.3 – Mabe gateway west

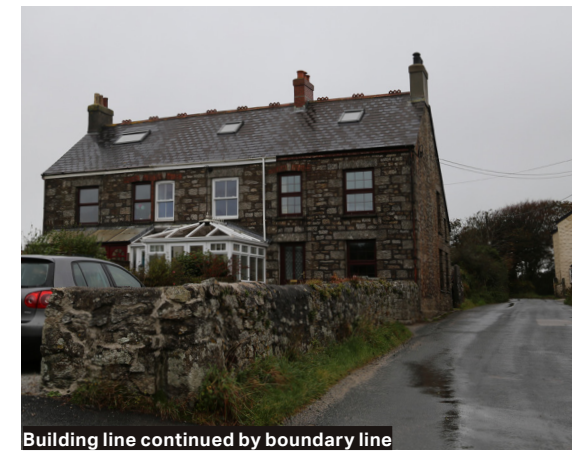
- Building layouts should allow some breaks between development for contextual views.

CA2.0 - Outer Neighbourhood Plan Area

- New development should be cognisant of development mitigation, by incorporating vernacular elements, such as old walling and hedgebanks where possible to break up development views and blend with the surrounding character area.

Building line and boundary treatments

- In general buildings should be aligned facing the main access, this creates a good relationship and presence between built form and the street. However, it is part of the Neighbourhood Plan Area's character for some buildings to be sited perpendicular to the street;
- Building typologies and building line variation can enhance settlement character and variation is a common characteristic seen throughout the Neighbourhood Plan Area;
- Edge buildings can be designed to articulate corners and present a positive façade in multiple directions;
- Boundary treatments should reinforce the sense of continuity and building line to help define the street. Cornish hedges and granite stone should be used where possible to reinforce settlement character;
- There is precedent for Cornish street naming and translations on street signage;
- Front and rear elevations and boundary treatments should be appropriately designed. Properties which back onto streets reduce streetscene quality and therefore masterplans should avoid this where practicable;
- Panel fencing as seen on Antron Hill should not be used on primary elevations or sensitive areas close to settlement gateways/centres. High boundary treatments at the front of properties which interrupt/impair views into the street or natural surveillance should be avoided. New development should contribute to settlement and not be separated from it;
- Front gardens or small areas provided by the relief of buildings set back from the road, should be included where this is characteristic of the area; and car parking should not be included at the expense of boundaries and garden frontages; and
- Planting should be specified to boost environmental resilience and increase ecological habitat. Single species ornamental planting should be avoided.



Code: Alignment

Alignment created by building orientation, offsets and property boundaries can impact the feeling of a space or street adjacent to it, and designers should demonstrate sensitive consideration for the spaces next to buildings.

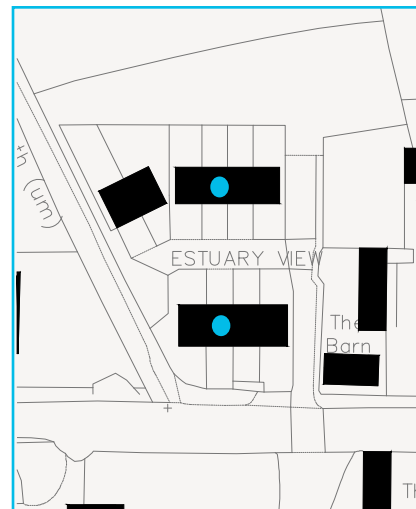
The following four typologies examples illustrate some characteristic spatial patterns and layout precedent of built-form in the Neighbourhood Plan Area.



Crescent

Carnsew Crescent is offset from Treliever Road. The arrangement comprises of six semi-detached housing, of approximately three-bedroom proportions with private front and back gardens, most with private driveways. The crescent is on the western side of Treliever Road, and front elevations face in an easterly direction.

The crescent shape additionally provides an area of off-road parking for approximately 6 cars, which is separated from Treliever Road by a stone wall and grass buffer.



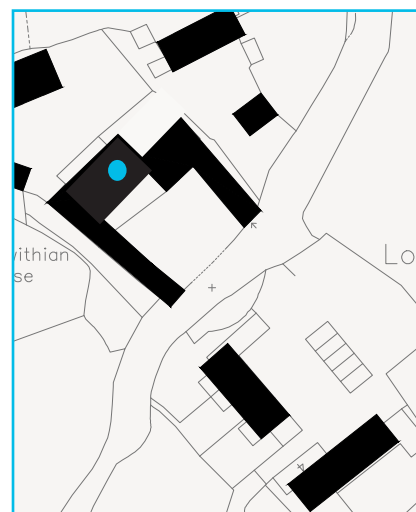
Mews

Estuary View is a recent small development of the northern side on Antron Hill, albeit the development is expanding north with more housing than shown in this plan. This initial layout illustrated shows some similarities to the farm courtyard arrangement which could be interpreted as a mews style layout. However, improvements could be made to make this more characteristic of the Neighbourhood Plan Area, perhaps with the inclusion of a perpendicular gateway building and a row of dwellings to the west along the path.



Perpendicular

Antron Hill illustrates the perpendicular siting of The Cott, Adeni, Chy Grownek the only listed building in Mabe Burnthouse Village and Glenderry. All dwellings of varying size face east. An orientation which provides morning sun on front elevations and afternoon sun on the rear elevation.



Farm

The arrangement of farm buildings at Lower Spargo includes some sited perpendicular to the access road and two larger dwellings offset at the rear forming an almost continuous surround with an open frontage to the road. These buildings also relate to additional buildings across the road.

This provides an emerging precedent with opportunities for raised table style traffic management linking development on both sides of the road.



Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- Linear development lines should continue to be interrupted by perpendicular placed buildings.

CA1.2 – Mabe gateway north

- New development should align with existing older development areas; and
- Boundary treatments should match existing settlement precedent examples.

CA1.4 - Gweal Darras

- Innovation which incorporates principles to increase solar gain should be explored; and
- Boundaries should be low and constructed of high quality materials, to provide alignment continuity and contribute to the streetscene.

CA1.5 – Mabe Treliever

- Gables should face the street at Cunningham Park to maintain this precedent.

CA1.6 – Mabe south

- A combination of verges with pavements and boundaries directly on roads should be used to replicate Church Road precedent.

CA2.0 - Outer Neighbourhood Plan Area

- Some buildings should be sited directly at the edge of roads. Developments should integrate central courtyards with dwellings around the edges.

Building heights and roofline

- Development building heights should accord with the settlement character of two storey dwellings;
- Roof type, pitch and materiality should reflect settlement character. Pitched roofs are predominant, and some hipped examples exist. The use of slate is widespread and should be the main roofing material for new development in the Neighbourhood Plan Area;
- Innovation which explores the integration of green/ brown roofs or standing seam roofs should be encouraged. Low quality concrete tiles should be avoided;
- The scale of the roof should always be in proportion to the dimensions of the building itself;
- Flat roofs for buildings, extensions, garages and dormer windows should be avoided; and
- Chimney type and height should be congruent with the typical Neighbourhood Plan Area chimney precedent examples.

Code: Roofing

The strong traditions of Cornish slate should be supported by development, but high quality innovation should be encouraged also.





Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- Development should accord with the street ratio and scale of existing heritage buildings.

CA1.2 – Mabe gateway north

- Apartment blocks should not be frequently incorporated into new development. If there is a need, design consideration should be applied to break up the scale and massing of these typologies.

CA2 – Outer Neighbourhood Plan Area

- Dwellings in this sensitive area should not be above two storeys.



Building modifications, extension and plot infill

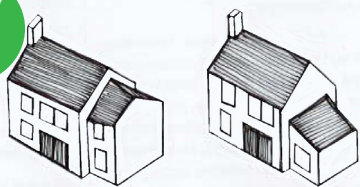
- Extensions should always be subordinate to the existing building and should not exceed the footprint of the original building envelope. The original building should remain the dominant element of the property regardless of the number of extensions.
- The architectural style of an extension should accord with the host building, using the same or complementary design language, materiality and fenestration rhythm. Often best practice for extensions to listed buildings of heritage significance is to define old from new. For more information see: <https://www.spab.org.uk/advice/alterations-and-extensions-listed-buildings>
- Infill plot development should take precedent from good examples within the surrounding architectural context. Poor contextual precedent should not set the standard;
- Design evolution should be encouraged, although there should be clear design lineage;
- Flat roofs should be avoided for all extensions, dormer windows and garages;
- Modifications to existing buildings should preserve or where possible, enhance the existing buildings architectural style; and
- When retro fitting renewable technologies, great care should be taken to integrate well, and to protect the existing character of the building. For heritage buildings, solar panels or other roof mounted services should be located discreetly, preferably not on the street facing elevations.



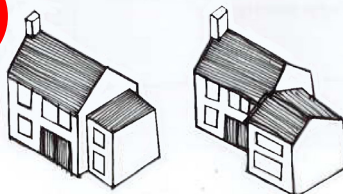
Low quality flat roof dormer window extension



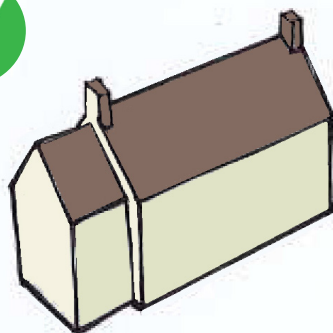
Integrated renewables



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

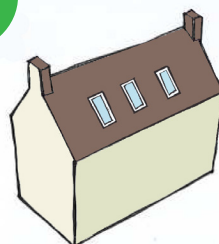


Both extensions present a negative approach when considering how it fits to the existing building. Major issues regarding roofline and building line.

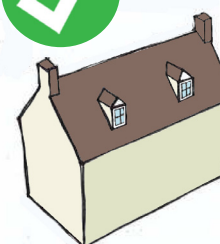


The extension has an appropriate scale and massing in relation to the existing building. Ancillary structures should be subordinate to the main dwelling.

Design treatment in case of loft conversion:



Loft conversion incorporating skylights.



Loft conversion incorporating gabled dormers.

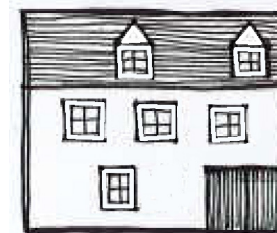
- Minimum 0.5m recess from edge of gable to dormer.
- Maximum height of dormer not to exceed existing ridge.
- Avoid side windows that could harm neighbours privacy.
- No extension to project forward of original roof footprint.



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.

Code: Extensions

Extensions provide building flexibility for residents to meet their growing family or spatial requirements, without the inconvenience of moving. An extension can transform a property's appearance and increase its functionality. The design of extensions should therefore be used as an opportunity to enhance dwellings, and therefore extension type, position and materials should be planned robustly.



Architectural details

Mabe Burnthouse Neighbourhood Plan Area has a rich vernacular material palette. Buildings are built with local granite, with other traditionally Cornish materials such as slate, with boundaries defined by Cornish hedgebanks, all within a countryside context which is distinctly Cornish. Good examples of traditionally simple architecture and the influence of agricultural practices with the same functional approach, give the Neighbourhood Plan Area a strong and distinctive precedent which should inform new high-quality development.

Stone used for development should be sourced carefully and should reflect the local geology. Quality trumps quantity and irregularity over uniform mass-produced stone slips is preferred;

Architectural detailing should be robust, able to cope with the area's climatic conditions. Exposed building elevations, prevailing winds and rain should be considered for façade treatments. Flat roofs should be avoided;

Innovation should not be stifled, but there should be clear design lineage and evolution displayed.

The following should not be read as a prescriptive list for inclusion within new development, but as a list of elements which help to underpin the simple traditional architectural character of built form within the Mabe Burnthouse Neighbourhood Plan Area:

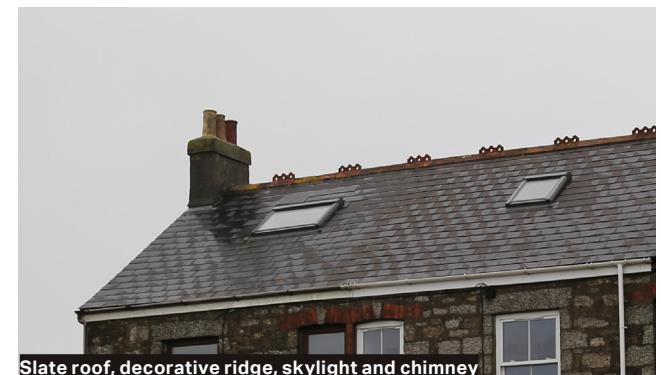
- Granite stone;
- Slate 'killas';
- Pitched roofs;
- Pitched dormers; and
- Pitched porches.



Stone wall with granite quoins and lintel



Simple barn conversion granite cottages



Slate roof, decorative ridge, skylight and chimney

Code: Precedent

Material usage combined with architectural detailing is what contributes to the character of the settlement and the area's local distinctiveness. It is therefore important a continuation of these traditions is part of the design language for all future proposed developments. High quality material specification, which is locally sourced where possible, should be the starting point for all new development.



Long sash rhythm with skylight



Articulated window



Textured facade, granite quoins



Granite stonework



Pitched dormers faced with slate hinging



Generous fenestration proportions

Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- Dwellings should be constructed of cut stone on façades;
- Simple gabled roofs with slate should be specified;
- Simple fenestration should accord with existing precedent;
- There should be an offset between the fascia and window; and
- White uPVC doors should be avoided.

CA1.2 – Mabe gateway north

- Verge overhangs should be incorporated to improve roof design and reduce water ingress potential.

CA1.3 – Mabe gateway west

- Greater façade variation should be incorporated; and
- Verge overhangs should be incorporated.

CA1.4 – Mabe Gweal Darras

- Architectural design which pushes environmental and building performance boundaries should be incorporated here; and
- Verge overhangs should be incorporated.

CA1.5 – Mabe Treliever & CA1.6 – Mabe south

- There should be an offset between the fascia and window;
- Verge overhangs should be incorporated.

CA2 - Outer Neighbourhood Plan Area

- Farm design and architectural details should be preserved and used as precedent;
- There should be an offset between the fascia and window; and
- Verge overhangs should be incorporated.

Design elements and details

The following images illustrate some good examples of Neighbourhood Plan Area building details and material choices that both evoke the character of the area, and set an achievable precedent for developer adoption:

Details for consideration:

- Functional agricultural access door;
- Timber sash windows;
- Sided porch and mono-pitch;
- Stone façade;
- Slate roof; and
- Chimney;

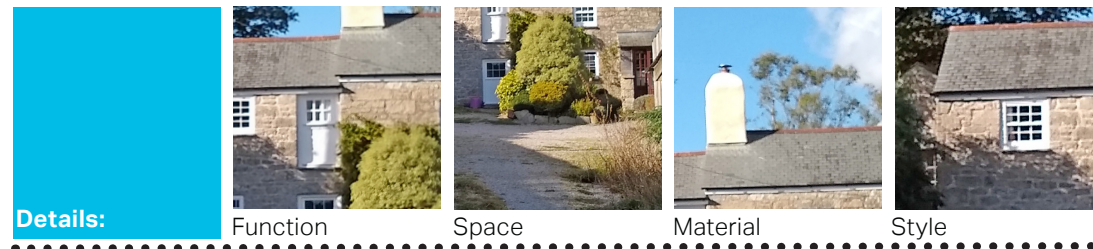


Access door, could be complemented with balustrade

Courtyard

Slate roof with chimney

Sided and pitched porch



Details:

Function

Space

Material

Style

Details for consideration:

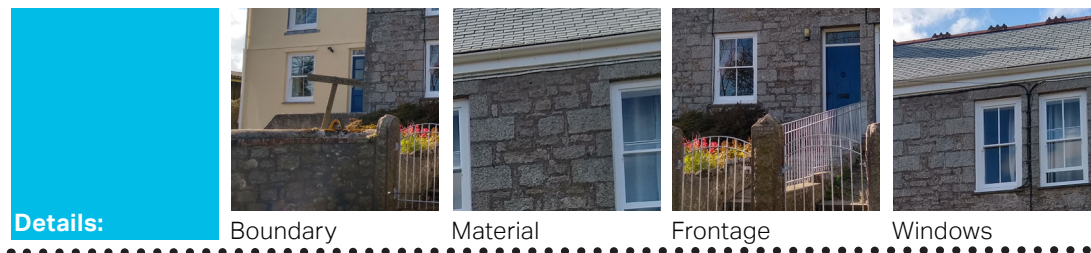
- Simple stone-built terrace;
- Slate roof;
- Facias;
- Stone boundary walls and quality metal gates; and
- Garden frontage.



Pitched roof, slate finish with fascia

Timber sash windows

Granite boundary and piers



Details:

Boundary

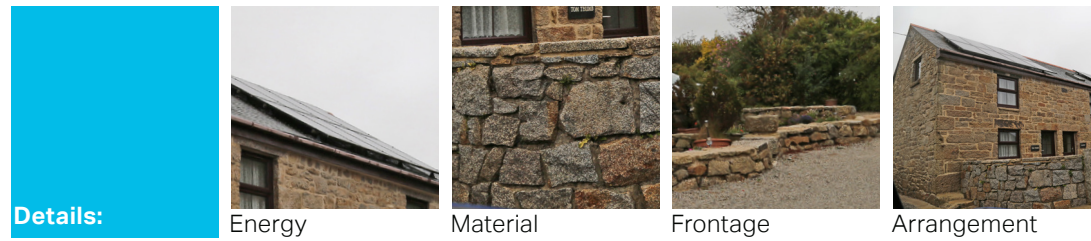
Material

Frontage

Windows

Details for consideration:

- Simple stone-built terrace;
- Slate roof;
- Well integrated PV array;
- Properties perpendicular to main access facing internal courtyard; and
- Stone boundary separates from road,



Details for consideration:

- Stone-built house;
- Slate roof;
- Integrated skylights aligned with long sash and doors; and
- Gable upstand.



Materials

Local materials and traditions are what define settlements and their unique story. Mabe Burnhouse's vernacular is a legacy of the local geology and landscape and the way historically people have adapted to life here. Modern development must continue these traditions whilst innovating and moving forward.

The specification of smooth rendered white walls should be carefully considered as often these walls are susceptible to significant staining. Locally characteristic textured surfaces, such as stone façades provide better weather resilience and longevity.

This section includes some examples of building materials that contribute to the local vernacular, which could be used to inform future development. This list is not exhaustive, and each design proposal should develop a material rationale and explain how it fits within the context of this area. The following material considerations could be applied to new development:

- Granite stone walls;
- Granite aggregates;
- Granites lintels, piers; and
- Cornish hedgebanks.

Code: Longevity

Material specification must be made with longevity in mind and resilience to the climatic conditions of the Mabe Burnhouse Neighbourhood Plan Area.





Granite wall with contemporary fencing



Traditional gate and stone wall



Sectional stone wall and piers



Facade texture



Locally distinct landscaping



Slate roofs

Character Area Specific Design Principles

CA1.1 – Mabe crossroads

- Local materials which reflect the local geology should be used for building construction.

CA1.2 – Mabe gateway north & CA1.3 – Mabe gateway west

- New development here should reflect the precedent of the settlement with high quality local stone and slate, combined with modern materials.

CA1.4 – Mabe Gweal Darras

- Material innovation should be specified for development within this character area combined with local stone.

CA2 - Outer Neighbourhood Plan Area

- Local stone and slate should be specified.

Sustainability and building performance

Sustainability starts with design, beginning with the contextual analysis, identifying opportunities and constraints and using this to inform the approach. Material specification and construction detailing can enhance the initial design by designing out problems such as thermal bridging and specifying materials that give better energy performance.

Older buildings can also achieve energy performance, through the retrofitting of insulation, or replacing windows with improved R-values.

Retrofitted cavity blown insulation should however be avoided as it stops the effectiveness of a cavity to drain effectively and can lead to damp and interstitial condensation issues.

Developers should be encouraged to go above and beyond current building regulations to future proof development.

For more information on sustainability and building performance :

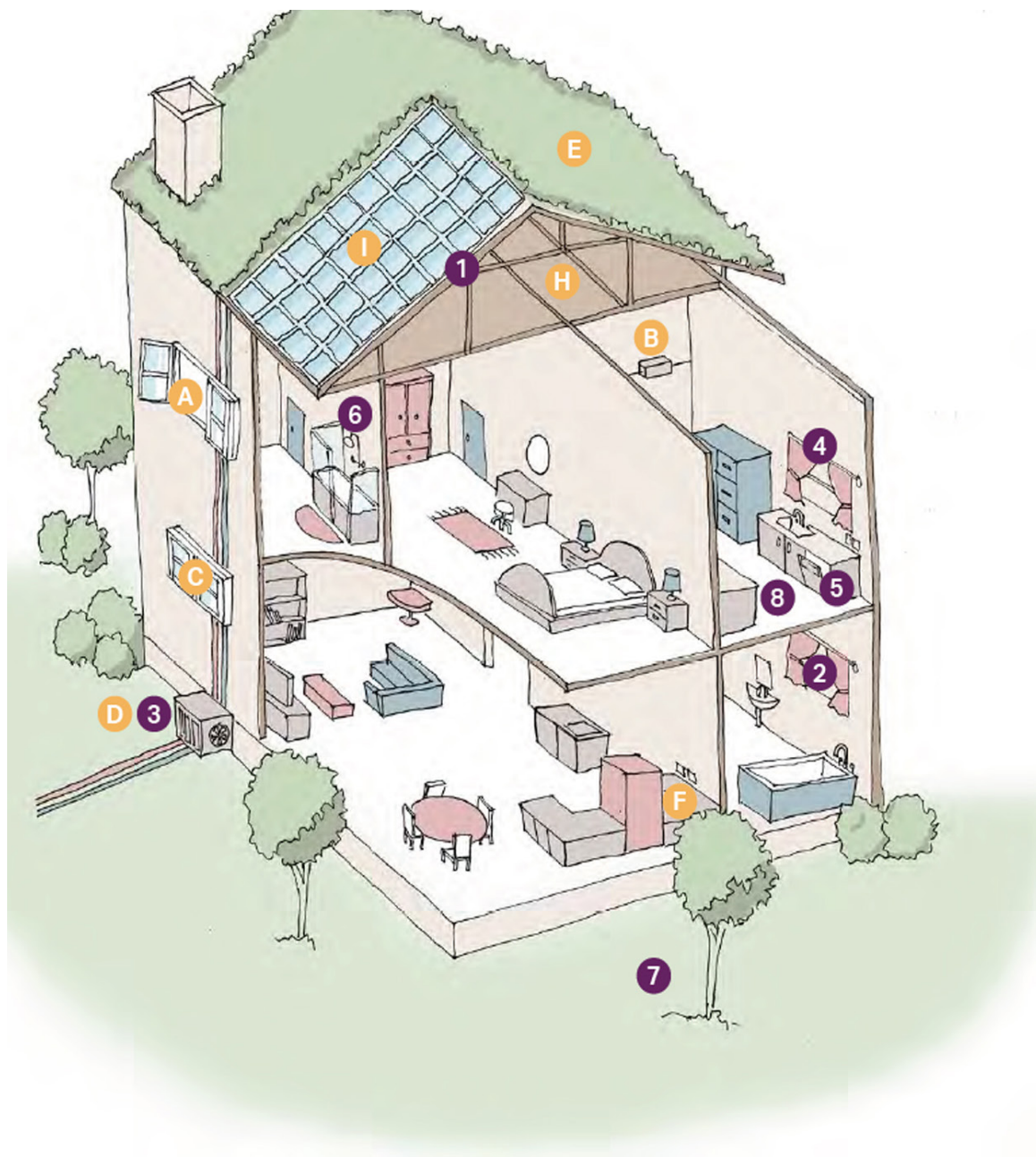
Building for Life 12: <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

BREEAM: <https://www.breeam.com>

Improving Energy Efficiency in Cornish historic building: <https://www.cornwall.gov.uk/environment-and-planning/strategic-historic-environment-service/heritage-led-regeneration/camborne-roskear-and-tuckingmill->

Sustainable building Guide - Cornwall Council: <https://www.cornwall.gov.uk/media/3630844/Sustainable-Building-Guide.pdf> townscape-heritage-initiatives/

The following diagram identifies some methods and areas where new or existing properties can increase energy conservation and reduce their environmental impact:



EXISTING HOMES

- 1  **Insulation**
in lofts and walls (cavity and solid)
- 2  **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- 3  **Low- carbon heating** with heat pumps or connections to district heat network
- 4  **Draught proofing** of floors, windows and doors
- 5  **Highly energy- efficient appliances** (e.g. A++ and A+++ rating)
- 6  **Highly waste- efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  **Green space** (e.g. gardens and trees) to help reduce the risks and impacts of flooding and overheating
- 8  **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

NEW BUILD HOMES

- A  **High levels of airtightness**
- B  **More fresh air**
with the mechanical ventilation and heat recovery, and passive cooling
- C  **Triple glazed windows and external shading**
especially on south and west faces
- D  **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E  **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F  **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- H  **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- I  **Solar panel**

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6. Deliverability

6.1. Delivery Agents

The Design Code will be a valuable tool for securing context-driven, high quality development in the Mabe Burnthouse Neighbourhood Plan Area. It 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 Code
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 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.

6.2. Deliverability

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

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

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

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