

DESIGN GUIDE draft

“Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.” DCLG Planning Practice Guidance

New development should be seen as an opportunity and not a threat. Many in the parish would like our long term aim to be zero carbon development, but we do not know when we can get there. However, if we build and design our homes and communities to adopt sustainable construction methods and use sustainably produced and local products to reduce the impact of our consumption of resources, we will be looking forward to a more sustainable future.

Design can contribute sustainability from increasing the use of natural lighting, heat and ventilation to designing for increased recycling of construction and demolition waste. Small scale renewable energy schemes can be incorporated into new developments and some existing buildings.

Note: We are specifically encouraging such schemes through our energy policies.

New development can contribute to enhancement by raising the design quality of new housing, reducing its environmental impact and facilitating future adaptation to meet changes in accommodation needs. Sustainable construction methods and addressing the implications of changing lifestyles will also be encouraged at the design stage.

The consultations that we have carried out indicate support for requiring developments to have a design and access statement which shows how the development proposal:

- Contributes to the area's locally distinctive identity by identifying the form of the development, the efficient use of land, the layout, compatibility with adjacent uses, landscape, density and mix, scale, construction materials, finish and architectural details;
- Reduces energy consumption by means of layout, design, construction and alternative technology;
- Considers its visual impact and impact on landscape character by retaining, conserving and integrating natural features including trees, hedgerows, watercourses and waterbodies to strengthen local distinctiveness and biodiversity;
- Identifies the built environment characters of the development sites and the way the development is integrated into these environments;
- Provides an integrated landscape structure and open space system linked where possible to the surrounding landscape and to other open spaces, footpaths etc;
- Provides a safe circulation system for vehicles, pedestrians and cyclists with priority clearly given to pedestrian and cycling safety and links to public transport and provides safe accessible movement within and to and from the proposed development;
- Identifies a low-energy input landscape management regime for all public open space;
- Contributes to increasing and enhancing biodiversity;
- Meets an identified need for development.

Conservation Areas - Identify areas on a map:

Suggestions:

Dartington Hall Estate

Week

Central part of village eg Cott, Hunters moon, Brimhay, Staple, Lescaze, Droridge Guy's Orchard etc

Designation and Purpose of a conservation area:

In Dartington the conservation areas will be defined by the special character of the area which is primarily that relationship between the natural and the built environment. Many buildings in the parish are historically significant and many more are locally significant and these together with landscape features define the special character of an area. The following criteria will be taken into account when identifying the special character of an area:

- the archaeological significance of the area,
- the architectural and historic interest, character and quality of the built environment of the area,
- the relationship between the natural and built environments which will include landmarks, vistas, and views and the contribution of any open spaces, paths, bridges, watercourses etc
- any negative or neutral features in the area
- The current use or historic use of the area and their influence on the building forms and types.

Within the parish conservation areas, development will be expected to reinforce the qualities and enhance the character, appearance and special interest that warranted the designation of that conservation area. This will be achieved by encouraging good design of new buildings, the restoration of buildings and historic features, and the sympathetic redevelopment of unappealing buildings and sites. Enhancement should include improvements to street furniture, schemes for traffic management and ease of pedestrian and cycle movement, rationalisation of street signs and other enhancements to spaces and buildings.

Statements receiving support which underpin the above draft guide:

1. **New housing development should respect the features, qualities and patterns that people value most about Dartington, reflecting its local distinctiveness and reinforce a clear and unique sense of place.**
2. **While buildings should recognise and connect to their local setting, buildings need not be a pastiche of local character.**
3. **New building should aim to reflect either the form of buildings found in the near locality to a new development site, or use building materials commonly seen in the local environment with opportunity to explore new building forms.**
4. **New development should respect the landscape and setting of the parish.**
5. **Buildings should be orientated to make maximum benefit from passive solar energy gain.**
6. **New housing development of more than 5 dwellings should aim to centre on a green shared space.** There are many examples of this in the parish, but it is aspiration that will be difficult to enforce now. A developer and landowner would need to be willing to “lose” land to such a green space. There are issues of who will be responsible for maintenance (viz esp Hunters Moon, Broom Park).

I've also drawn from comments on the photos at the April 17th consultation – see comments on next page

7. **Dartington village (should it be parish?) should maintain a clear separate physical identity from Totnes and surrounding settlements.** This statement usually has broad approval at consultations, but there has always been at least one comment disagreeing.

It might be a difficult position to defend in our Neighbourhood Plan because there are developments which compromise this separation – Bloor Homes and the proposed Transition Homes site (as well as Copland Meadows and the Jehovah's Witness Hall).

We will need to identify a clear and well defined Green Belt area and strategy - which Tony Whitty has suggested we could work on with the Totnes NP.

Housing: April 17th consultation - comments on the photos displayed for design guide

Questions and photographs:

Are these important?

Should these be in our design guide?

Paths:

Photo 1: (Dorothy Elmhirst field path) 2 stickers

Photo 2: (as above different section) 1 sticker

Photo 3: (Cycle path to Hood) 5 stickers

Photo 4: (Droridge) 2 stickers

Photo 5: (Clay Lane footpath) 9 stickers

Photo 6: (Devon Bank) 5 stickers

Photo 7: (Schumacher to shops path) 4 Stickers

Photo 8: (Hunters moon hedged path) 2 stickers

Comments:

1. Where are these places? It looks nice.
2. In Dartington!!
3. Yes. Paths connecting houses are good for community integration.

Features:

Photo 1: (Devon hedge) 6 stickers

Photo 2: (bridge) 3 stickers

Photo 3: Clay Lane) 2 stickers

Photo 4: (Week) 2 stickers

Photo 5: (Pleached tree) 1 sticker

Photo 6: (Stream Brimhay) 2 stickers

Photo 7: (Stream Droridge) 5 Stickers

Photo 8: (Stone wall) 4 stickers

Comments:

Photo 3: Views are very important

Photo 7: Water is a great design feature & essential for biodiversity, but needs managing and space around it

Buildings photos:

Question:

What features of existing buildings should we use in future design?

What makes buildings in this parish special?

Is there a Dartington style of building?

What's typical?

What's traditional?

What's worth copying?

What should we borrow?

Photos attracting comment.

1. (Redlake) Shows red brick is also part of the "vernacular".
2. (Spedding Cottages) Should stay as almshouses! Human scale, natural stone.
3. (Cott Rd) Houses built right up against the bank always tend to be damp
 - Stepping out your front door onto the carriageway is suicidal.
4. Living right on the road might look ok but gives no privacy.
5. (Sawpit Lane) Slate cladding V attractive.
6. Most of these houses are designed so you have to upstairs to the kitchen. Crazy!

7. (Broom Park) Wide eaves are good for house martins as well as providing summer shade midday.
- This has a sense of modern harmony. It could make more use of colour on walls.
- 9: (Gidley's Meadow) Same as - same as - Could be anywhere.
- Completely horrible! Could be anywhere. Car dominated.
10. Tall chimneys add character. Comment Added "but fires?"
11. (Bramble Close) Like this because it is surrounded by trees, softens the boring architecture.
13. Could we introduce a range (say 16) of Dartington colours for walls or doors to draw the adjacent styles together?
14. Lovely steep rooves. High stone walls of natural stones. Wonderful! Natural materials.
15. Wonderful steep pitched roofs and stone walls, chimney features, small windows.
17. (Gidley's Meadow) Concrete blocks – could be anywhere. These houses scream "Bovis".
- Houses are only homes through landscaping.
- 18 (Modernist house Puddaven) The trees and gardens and landscaping around house are also important
- I didn't know there were so many styles of housing here! We need to take lessons from the best and design something new. Sustainable too and with a footpath.
 - Ghastly! If it weren't for the green all round.
19. Boring
- 22: Hunter's moon uses light and space very well.
- Small sustainable units in groups are the way to go
 - Hunter's Moon looks wonderful. We need more architecture like this
 - Hunter's Moon. Community orchard here? Natural wooden play equipment!
 - Imaginative design
- 23: (Tolchers) Tiny houses for tiny people
24. Boring
- 25: (Brimhay Bungalows) Functional LA housing – but the design
- 26: Messy
- Boring
- 27: (Lescaze) Our modernist buildings are world class design, but of their time. Don't mimic them but have more new design.
- Build upon Dartington's unique modernist vernacular
 - Flat roofs tend to leak.
- 28: (Origins) Housing in small groups with a green centre
- These curved buildings are out of place in Dartington. It's a pity this stupid design is in such a prominent place in the parish.
 - Why build so close to the road here and with the industrial units opposite? Narrows and urbanises the road.
- 30: Poor quality of both design and build.
- CLONE! This cramped concrete block housing could be anywhere. Uses too much carbon too.
- 33: (Bloor homes site Ashburton Rd) This looks ghastly from the field above - a little bit of Manchester dropped beside the woods.
- This looks like it was a plan developed for a Midlands town & totally out of character.
 - A monstrosity which looks completely out of place
 - Good use of typical steep pitched roofs, chimneys and attractive fenestration.
 - Lots of opportunity for solar panels on large roofs
- 34: Different roof heights. Friendly human scale – adds interest and invites curiosity
- 35: (Origins) We like the street effect but where do you park your car?
36. (Hunters Moon) Needs eaves.
- Large expanses of high close boarded fencing get to look tatty and fall down (+1 sticker)
- 37: These brick houses look incongruous & urban. It's a shame that Bloor homes took their designs from these.
- 38: Old cottages are too close to the roads which were less busy then. It's not a look we should copy. And it means no footpath which we need.
39. (near the Postern) Good example of what it is, but more typical of Manchester than South Hams.
- 41: Like the verandah. Front porches are very useful for wellies wood and sitting out when it's windy
- 43: (Week) Pleasing because of proportions. Looks individual.
- 44-49 (thatched buildings): These are nice, but of their time