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1. Introduction



This Design Guide is based on the principles of Cornwall Council's Design Guide, adopted in March 2013. Cornwall Council stated that the objectives of the design guide should be given added emphasis at local level and, as such, the Lezant Parish Design Guide aims to set out a design process to inform and improve the quality of design and development. Furthermore, it sets out principles of design which act as a set of criteria to design and assess development proposals.

During the preparation of the Lezant Parish Neighbourhood Development plan, public engagement showed that there is a very strong desire that the character of the parish should remain essentially unchanged and any development should, as much as possible, blend in. Additionally, It has often been seen that, in general, planning applications have more support from local people if the design has been explained in detail at the outset and local suggestions taken notice of.

To this end the Lezant Parish Design Guide and Requisites Checklist have been devised to support policies within the NDP. The Lezant Parish Design Guide contains a number of requisites for planning applicants to consider and the Requisites Checklist is designed to enable them to indicate how each requirement has been addressed. The requisites are drawn from recommendations in the Cornwall Council Design guide, discussions and other sources.

All planning applications submitted in Lezant Parish should be accompanied by a completed Requisites Checklist to ensure that every effort has been made to maintain and enhance the distinctiveness of the Parish and ensure good design.

2. Contributing towards the area's character



In order to contribute positively towards the area's character any new development should:

- 2.1 Make a positive contribution towards the rural character of the parish.
- 2.2 Not adversely impact important physical and landscape features in the parish.
- 2.3 Relate well to the site and its surroundings.
- 2.4 Not use less sympathetic developments situated nearby as an excuse for further similar development.
- 2.5 Retain existing trees, hedges and walls to inform the new landscaping structure and to integrate the new buildings with their surroundings.
- 2.6 Align buildings parallel with the contours on sloping sites.
- 2.7 Site new buildings in folds of the landform to provide screening and shelter and better integration within the landscape, retaining trees and hedges and respecting field patterns.
- 2.8 Make use of existing yards and roads wherever possible rather than introducing new features into the landscape.

3. Visual impact



In order to minimise the visual impact of any new development the following should be considered:

- 3.1 The visual impact on views of the countryside from nearby properties should be minimised wherever possible.
- 3.2 The development should not be too intrusive when looking towards it from nearby hills.
- 3.3 The positioning of buildings on the crest of hill should be avoided and visual impact should be reduced by relating the colour and materials to the landscape.
- 3.4 Retain existing trees, hedges and walls to integrate the new buildings with their surroundings.

4. Garden space



Many homes in Lezant Parish have good-sized gardens and the health benefits of sufficient open space are well documented. In designing new developments the following should be considered:

- 4.1 Unless specifically designed for special circumstances, new homes should have sufficient garden space for leisure and horticultural activities.
- 4.2 Good sized gardens additionally reduce the density of housing, thus maintaining the rural appearance.

5. Appropriate building style



This requisite does not seek to impose particular building styles but aims to ensure new development relates to local context. In order to contribute positively towards the area's character any new development should:

- 5.1 There are many different building designs in the parish and it is important that new builds look as if they belong in terms of nearby houses.
- 5.2 Traditionally the general pattern of openings are both horizontally and vertically aligned i.e. windows in any given storey are in a row, while upper windows tend to line up above lower ones;
- 5.3 An appropriate pitch should be used. Parallel/double pitch or lean-to roofs can be used to accommodate buildings with a deeper plan.

6. Materials



To help new homes blend in maintaining the character of the area:

- 6.1 The selection of materials should be considered as an integral part of the conceptual design process and not left until the detailed design stage.
- 6.2 Using local materials, including locally sourced aggregates in renders or coatings;
- 6.3 Using local granite, slate or other local stone for walls, with granite for lintels, quoins and openings;
- 6.4 Matching existing local stone size, colour and coursing as closely as possible;
- 6.5 Using cob or rammed earth walling as a traditional building material, where appropriate.
- 6.6 Using render as an alternative to stone;

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Materials Continued

- 6.7 Considering traditional buildings which may warrant traditional methods of render such as lime wash or hand applied mortar;
- 6.8 Using slate hanging as a feature for walls, repair existing slate hanging with local or second-hand slate.
- 6.9 Timber cladding.
- 6.10 Avoid coatings, painting or mortaring existing slate hanging.
- 6.11 For roofs consider use of real slate where there is an appropriate local source, such as Delabole slate, or using reconstituted mid/pale grey slate roofing where real slate is unavailable.
- 6.12 Make use of reclaimed materials where ever possible.
- 6.13 Consider and take measures to mitigate the environmental impact of the materials chosen.

7. Design of utilities and ancillary objects



To aid the visual harmony of new buildings in their rural surroundings:

- 7.1 Ensuring meter boxes are sited conveniently for external access but be located so as not to have a detrimental visual impact on principal building façades;
- 7.2 Ensuring you choose boxes that are in keeping with the materials used in the buildings and position satellite dishes away from principal façades.
- 7.3 Consider siting garages, car ports and larger outbuildings in a way which links them visually to the main building and one another;
- 7.4 Ensuring storage space of a sufficient volume for recycling, composting bins and refuse

- 7.5 Try to make storage tanks for fuels like oil or liquid gas less obtrusive by including them in the design from the start.

8. Car parking and Access



To maintain the natural look of rural development;

- 8.1 Design car parking that is not over dominant and that fits in with the character of the proposed development.
- 8.2 Where parking is located in front of houses, design the landscaping to minimise their visual impact.
- 8.3 Consider having a charging point for electric vehicles at the design stage.
- 8.4 The relevant parts of the Manual for Streets should be adhered to.

9. Design of boundaries



In order to positively contribute towards the areas character and reduce environmental impact:

- 9.1 In general, properties should have a defined boundary which segregates private and public spaces.
- 9.2 The type of boundary should fit in with the character of the location.
- 9.3 Keep entrance gates simple and match with the style of adjacent boundaries.
- 9.4 It is very important that if any hedges were removed to enable development they are replaced in kind to ensure any field boundary maintains its integrity as far as wildlife corridors are concerned.

10. Aiding wildlife



In order to positively contribute towards the biodiversity of the area;

- 10.1 Fences should be constructed to allow movement of hedgehogs between gardens leaving small gaps approximately 13cm square.
- 10.2 Cornish hedges should be retained and buffered so they do not become a part of the garden as this leads to over management and loss of function as wildlife corridors.
- 10.3 Provision of bird nesting and bat roosting should be considered.
- 10.4 A phase one habitat survey should be carried out by qualified personnel.

11. Energy conservation



To aid energy conservation consider:

- 11.1 Installing water meters
- 11.2 Designing gardens to be drought resistant by using indigenous planting;
- 11.3 Diverting rainwater to a soak-away instead of a sewer and receive a discount to your water bill;
- 11.4 Installing advanced rainwater harvesting systems (unless site conditions are such that it is not possible) where rainwater is stored and used in non-potable applications such as toilet flushing, laundry, cleaning and garden use. If installation is within a historic building, any required

storage tanks and pumps should be sensitively positioned to avoid damaging the original fabric;

Installing grey water recycling systems where basin and shower water is filtered and treated for use in the toilet or garden;

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Energy Conservation Continued

- 11.5 Insulation should be installed in all main elements of a building: walls, roofs and floors so that all sections overlap with no breaks in the thermal envelope, and should be environmentally friendly;
- 11.6 Insulation should be fitted correctly to avoid thermal bridges (cold spots);
- 11.7 Windows and doors should be double or triple glazed
- 11.8 Including materials with high thermal mass within the building structure to absorb the sun's heat energy;
- 11.9 Considering, where possible, using ' sunspaces 'or conservatories on southern facades to capture and store heat during the daytime which can then be released into the house at night or be used as a buffer zone to the outside air temperature;

12. Renewable energy



In order to minimise energy usage;

Consider using one of the renewable technologies from the outset of design.

- a. Solar voltaic panels require the correct strength roof, ideal pitch and orientation.
- b. Heat pumps require under floor heating,
- c. Biomass boilers require fuel storage.

13. Heritage



To conserve the heritage of the area for future generations;

- 13.1 Have the site assessed for historical significance.
- 13.2 If the development affects any listed buildings, Conservation officers should be consulted.

14. Agricultural and equestrian buildings



In order to positively contribute towards the areas character any new development should:

- 14.1 Generally relating buildings to the farm complex unless they warrant isolation for practical reasons;
- 14.2 Grouping new buildings together, especially in the 'open countryside' where they should follow traditional farmstead patterns;
- 14.3 Breaking up large areas of roof and walls with the use of well positioned downpipes, doors and timber boarding;
- 14.4 Matching roof pitches to existing buildings, especially in small farmyard groups;
- 14.5 Designing the treatment of external areas around new agricultural buildings to be sympathetic to the local context



14.6 Any new agricultural development must not lead to contamination on the highway



Name _____

Date _____

Reference _____

Lezant Parish Design Guide Requisites Checklist

Key Requirements of the Design Guide

The Design Requisites Checklist should be completed and submitted with every development proposal within Lezant Parish. Agricultural or Equestrian developments need only complete the relevant section at the end. Applicants should use the comments section of the checklist to expand on how the development meets each of the criteria. There should be comments in all cases whether yes no or n/a

2. Contributing towards the area's character

		YES	NO	N/A	COMMENTS
2.a	Is the development similar in style to nearby buildings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
2.b	Are existing hedges and or trees retained in the new development?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
2.c	Does your Design and Access Statement include a full appraisal of the site and its immediate surroundings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

2.d	Do site constraints exist? Please explain what these are and how they have been addressed.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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3. Visual impact

		YES	NO	N/A	COMMENTS
3.a	Will your proposals be clearly visible from open countryside? If so how will your design help to alleviate the visual Impact?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3.b	Does your proposed development obscure the views of the open countryside to nearby properties? If so have measures been taken to minimise the problem?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3.c	Is the new development partially obscured by trees?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

4. Garden space

		YES	NO	N/A	COMMENTS
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4	Is there sufficient garden space for leisure and horticultural activities? Please give dimensions.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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5. Appropriate building style						
		YES	NO	N/A	COMMENTS	
5.a	Is the development traditional in style and use traditional finishes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
5.b	Is the development contemporary in style and use modern materials and finishes?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		

6. Materials						
		YES	NO	N/A	COMMENTS	
6.a	Have you considered how the materials you are planning to use complement the materials used in nearby buildings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		

6.b	Do the material types you are planning to use complement the character of the area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
6.c	Does your proposed development use slate roofing? Please explain the reasons for your choice of roofing material.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
6.d	Are you using any reclaimed materials?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
6.e	What measures have you taken to mitigate the environmental impact of the materials chosen?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

7. Design of utilities and ancillary objects

		YES	NO	N/A	COMMENTS
7.a	Are there any fuel storage tanks? What measures have been taken to minimise their visual impact	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
7.b	Have you included storage for recycling and refuse?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

7.c	Have you minimised the visual impact of meter boxes, satellite dishes etc?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
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8. Car parking and Access						
		YES	NO	N/A	COMMENTS	
8.a	Can the car parking area be seen from the public highway? Please explain how the visual impact has been minimised.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
8.b	Is there provision for charging an electric car in the parking area?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
8.c	Is there sufficient turning space within each dwelling?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		

8.d	<p>Is this design fully compliant with the appropriate parts of the Manual for Streets? (ISBN: 978-0-7277-3501-0) e.g. Pedestrian safety, emergency vehicle access etc.</p> <p style="text-align: center;"> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>	
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9. Design of boundaries					
		YES	NO	N/A	COMMENTS
9.a	Is there a defined boundary which segregates private and public spaces?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
9.b	Were any hedges removed to enable development?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

9.c	If a field boundary hedge was removed to enable development was it replaced in kind to maintain its integrity as a wildlife corridor. <input type="radio"/> <input type="radio"/> <input type="radio"/>	
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10. Aiding wildlife					
		YES	NO	N/A	COMMENTS
10.a	Have you made any provision for bird nesting or bat roosting in the design?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
10.b	Have you buffered any Cornish hedges so they are not part of the garden and therefore over managed?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
10.c	Have you allowed for the movement of hedgehogs in and out of the garden?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

11. Energy conservation					
		YES	NO	N/A	COMMENTS

11.a	Is rainwater designed to go to a soak-away instead of the sewer?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
11.b	Is there a rainwater harvesting and storage system for use in non-potable situations?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
11.c	Is there a grey water recycling system?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
11.d	Does the proposed development have a conservatory?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

12. Renewable energy

		YES	NO	N/A	COMMENTS
12.a	Are there any renewable energy technologies used in the proposed development?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

13. Heritage					
		YES	NO	N/A	COMMENTS
13.a	Has the site been assessed for historical significance?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
13.b	If the development affects any listed buildings, have conservation officers been consulted?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

14. Agricultural and equestrian buildings

		YES	NO	N/A	COMMENTS
14.a	Are the proposed new building(s) grouped with existing buildings?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
14.b	Are there adequate measures to prevent contamination of the highway?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
14.c	Will your proposals be clearly visible from open countryside? If so how will your design help to alleviate the visual Impact?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
14.d	Does your proposed development obscure the views of the open countryside to nearby properties? If so have measures been taken to minimise the problem?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

Any Other Comments

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