AECOM

Ponsanooth Parish

Neighbourhood Area Design Codes and Guidelines

November 2023

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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Comments received	Position
1	02/10/2023	Document issue	Simon Hargreaves	20/10/2023	Urban Design & Landscape Architect, AECOM
2	15/11/2023	Updated document issue	Simon Hargreaves	12/11/2023	Urban Design & Landscape Architect, AECOM
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Introduction

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1. Introduction

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

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

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

It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that '*design policies should be developed with local communities, so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics*' (NPPF, 2023).

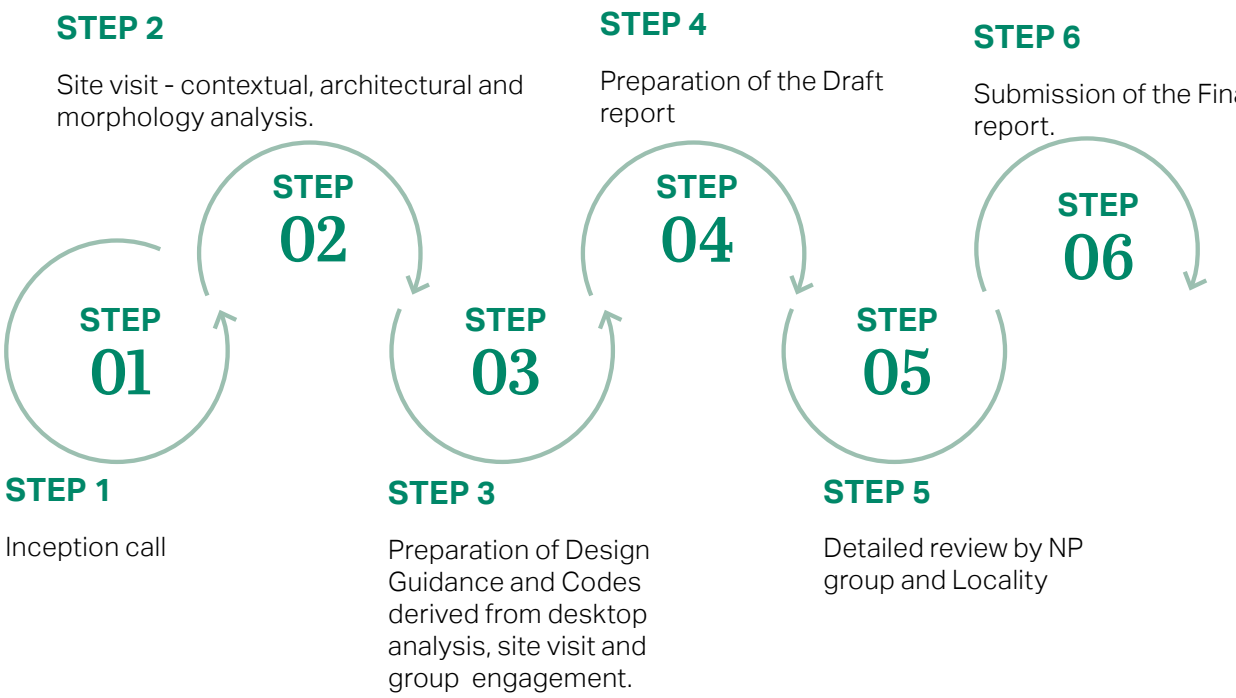
The NPPF also emphasises that '*the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*' (NPPF, 2023). It is therefore important that planning policies and decisions address the connection between people and places and how any new residential development will respond to and integrate successfully into the natural, built and historic environment.

1.1 Objectives

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

1.2 Process

The following steps were undertaken to produce this document:



Neighbourhood Area context analysis

02

2. Neighbourhood Area context analysis

2.1 Location and area of study

The Ponsanooth Neighbourhood (NP) Area (Map 01) covers an area of approximately 885 hectares and is situated in the County of Cornwall. The Neighbourhood Area is located just north of Penryn, 6.5km south-east of Redruth and 9km south-west of the county town of Truro.

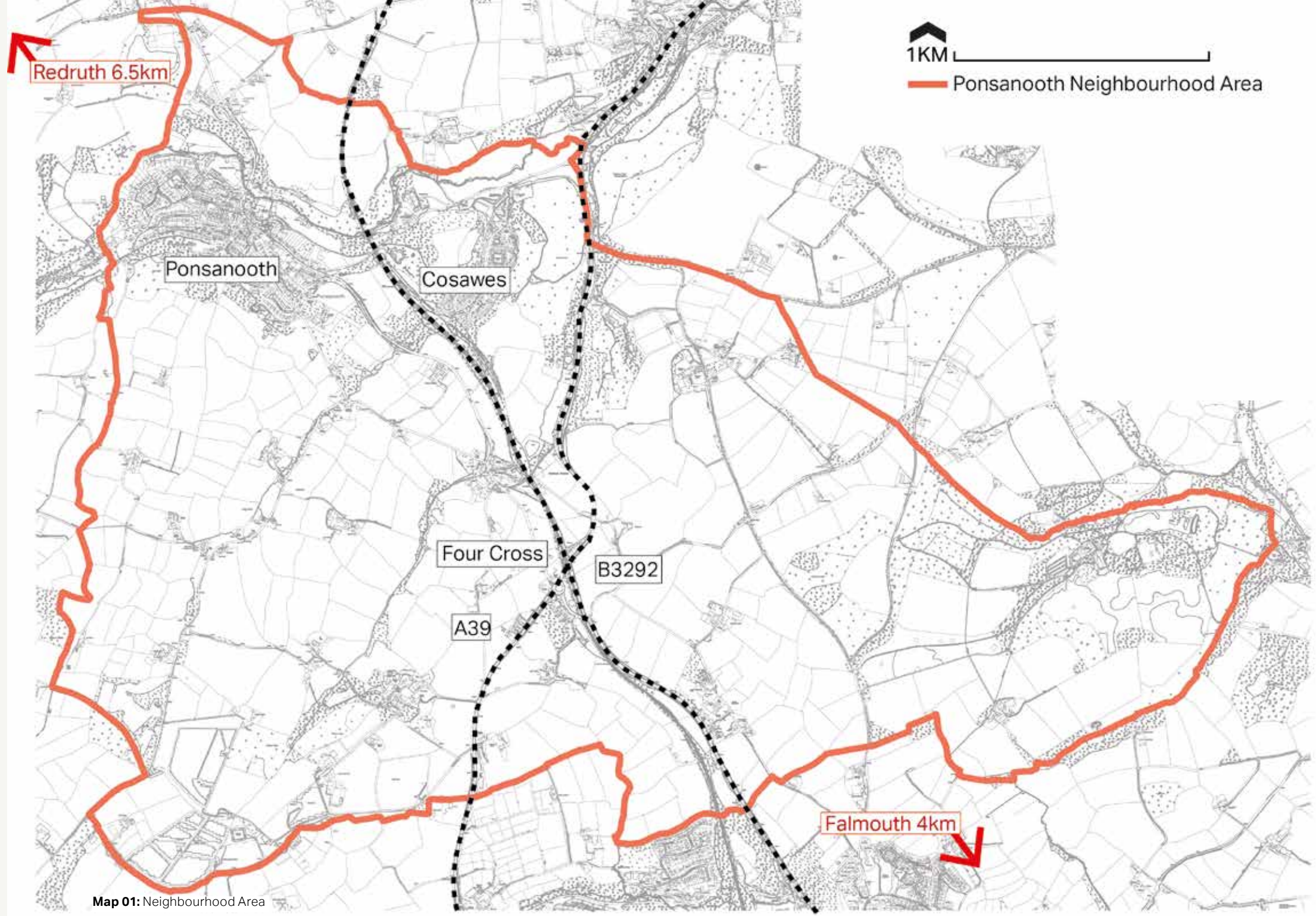
Vehicular access to this area of south-east Cornwall is provided by A390 which runs south west from St Austell towards Truro – later connecting with the A39 to service Ponsanooth, or the A393 which diverges from the A30 at Scorrier. The Neighbourhood Area is landlocked with two branches of the River Kennall passing through the Neighbourhood Area west/east en-route to the sea at Restronguet Creek close to Devoran.

The Neighbourhood Area includes a caravan site, holiday accommodation, public houses, restaurants, and other industry including renewable energy production (solar and wind). The Church of St Michael & All Angles, is a key landmark in the NP Area along with Ponsanooth Methodist Church. There are two schools within the Neighbourhood Area in the north-west – Kennall Vale School and Ponsanooth Pre-School.

The Neighbourhood Area contains a number of woodlands including ancient woodland as well as Kennall Vale Nature Reserve to the west just beyond the parish boundary. These, together with stretches of open fields and farmland contribute towards the rural character of the Neighbourhood Area.

The closest train station to the Neighbourhood Area is Perranwell which is 4km north-east of the Ponsanooth. There are currently no cycling routes throughout Ponsanooth nor in the nearby vicinity. The Neighbourhood Area is a designated part of the Cornwall and West Devon Mining Landscape World Heritage Site for its tin mining and gunpowder manufacturing legacy. The village's historic core and the remains of the Kennall Vale Gunpowder Works contribute significantly to its unique character and cultural heritage.

Figure 01: Distance marker, featured on a residents house.



Map 01: Neighbourhood Area

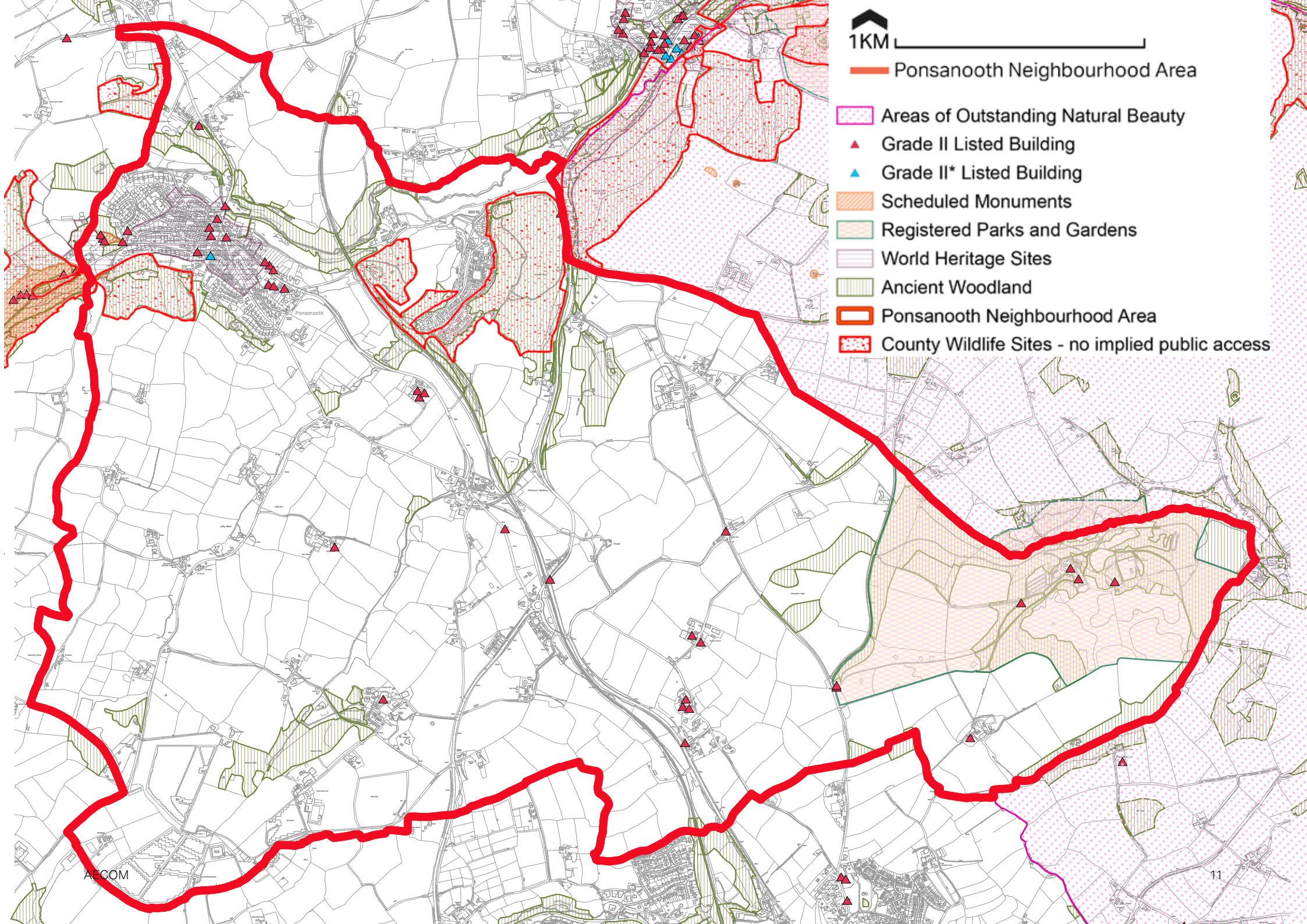
2.2 Landscape, ecology and heritage designations

Within Neighbourhood Area:

- Kennall Vale and Ponsanooth are designated as part of **The Cornwall and West Devon Mining Landscape World Heritage Site** (Ref.1000105);
- There are a number of **designated listed buildings** and structures of Grade II and II* listed status, notable structures include: Grade II* Ponsanooth Methodist Church (Ref.1159101), Grade II Powder House (Ref.1236952) gunpowder store of the former Kennall Vale Gunpowder Works and Grade II listed bridge (NHLE 1159208; and
- There are two **Scheduled Monuments** within the Neighbourhood Area, the aforementioned Gunpowder Storage facility at Kennall Vale (Ref.102076), and the Wayside cross in the grounds of Enys (Ref.1006644).
- There are two **County Wildlife Site** Kennall Vale and Perran Woods;
- There are two **Ancient Woodlands** Cosawes Wood (Ref.1113956) and Roskrow Wood (Ref.1417630), various stretches of "Deciduous Woodlands" and a "Wood-pasture and Parkland" at Oldway Mansion (Ref.SX88856147) as identified in the Priority Habitat Inventory; and
- The Enys Gardens, which is designated as a Grade II **Registered Park and Garden** (Ref.1001295) located in the south east of the parish.

Outside the Neighbourhood Area:

- **The Cornwall and West Devon Mining Landscape World Heritage Site**(Ref.100105) extends into the neighbouring Mylor Parish to the east, approximately 1.7km from Ponsanooth, and into Perranaworthal Parish, 1.6km to the north-east of Ponsanooth;
- **The Cornwall Area of Outstanding Natural Beauty** (AONB) is located to the immediate east of the Neighbourhood Area;
- The Kennal Vale Gunpowder Works is a **Scheduled Monument** (Ref.1020143) that can be found in the nearby Sithians Parish; and
- Carclew in Mylor Parish is a Grade II **Registered Park and Garden,** located approximately 2.6km east of Ponsanooth Village.

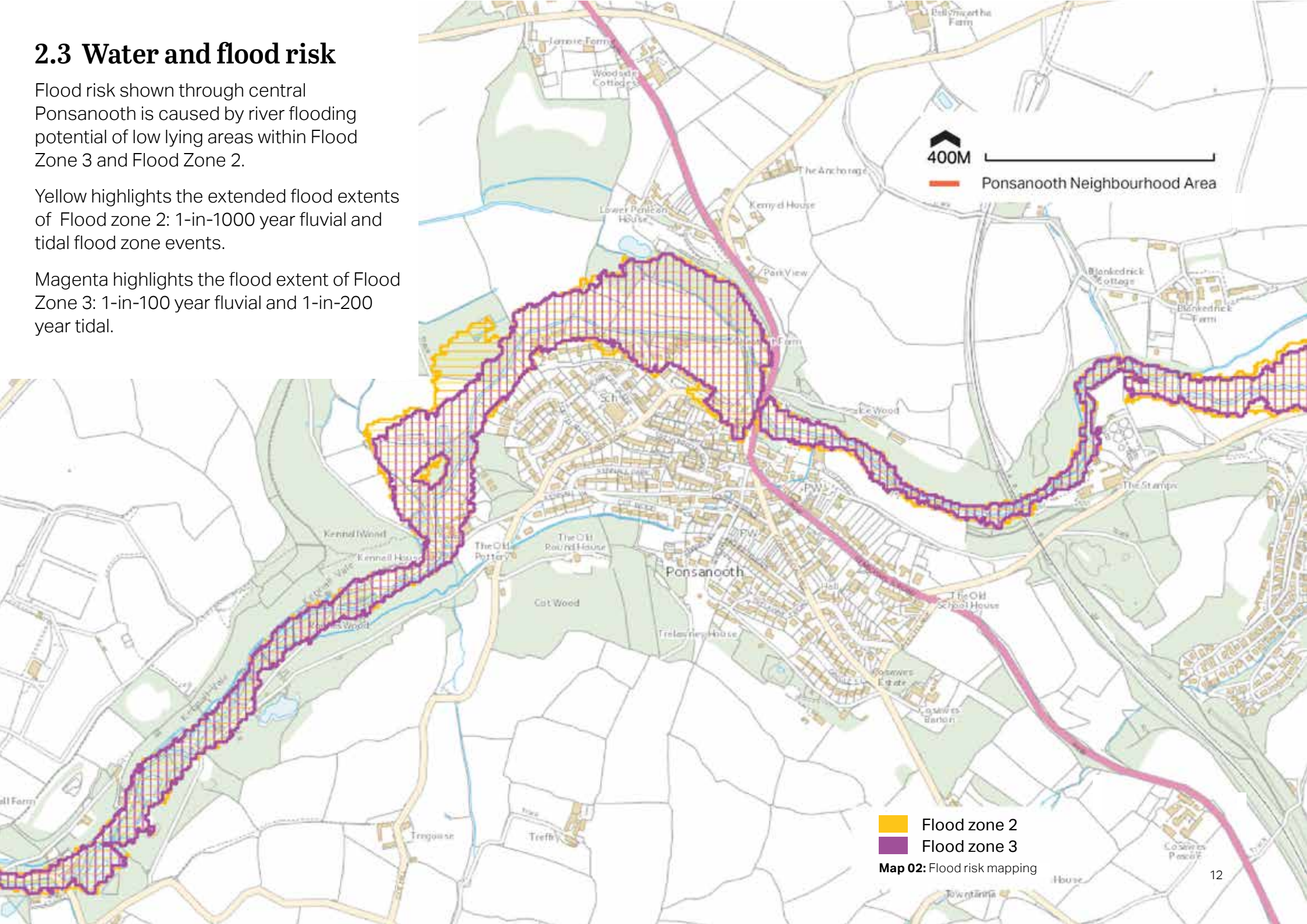

1KM
Ponsanooth Neighbourhood Area
Areas of Outstanding Natural Beauty
Grade II Listed Building
Grade II* Listed Building
Scheduled Monuments
Registered Parks and Gardens
World Heritage Sites
Ancient Woodland
Ponsanooth Neighbourhood Area
County Wildlife Sites - no implied public access

2.3 Water and flood risk

Flood risk shown through central Ponsanooth is caused by river flooding potential of low lying areas within Flood Zone 3 and Flood Zone 2.

Yellow highlights the extended flood extents of Flood zone 2: 1-in-1000 year fluvial and tidal flood zone events.

Magenta highlights the flood extent of Flood Zone 3: 1-in-100 year fluvial and 1-in-200 year tidal.



Map 02: Flood risk mapping

2.4 Historic development

Early mapping of the Neighbourhood Area records the early road layout within the area. While Ponsanooth is not recorded at this time nearby settlements including the historic settlement of Cosawes to the east and surviving settlements such as Perranarworthal to the north-east are depicted (Figure 02). Evidence of tin mining is also recorded in the landscape surrounding Ponsanooth at this time.

The tithe maps of 1840-1844 records Ponsanooth settlement, with earlier development located at the eastern side of the settlement, concentrated along the turnpike road aligned north-south. The buildings present included commercial buildings such as public houses as well as residential buildings. The land within the village is divided into small rectilinear plots. Further east within the Neighbourhood Area, land is predominately enclosed in agricultural fields, mostly in arable use, as well as areas of orchard and woodland. A number of small settlements are also recorded on the tithe maps along with a number of dispersed farms.

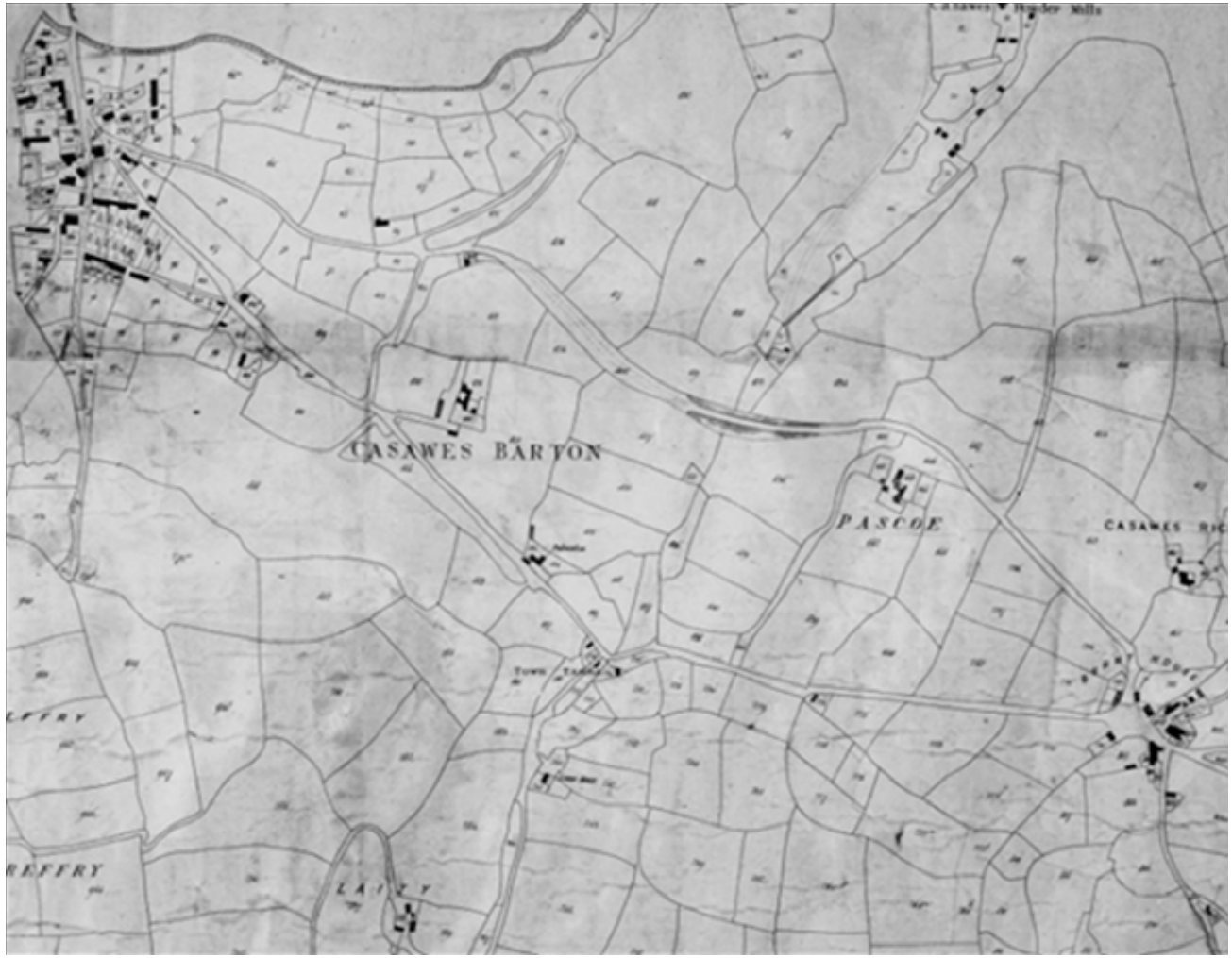


Figure 02: St Gluvias tithe map 1844

The land at Enys, at the eastern edge of the Neighbourhood Area, is recorded as owned by John Samuel Enys. The land is recorded including the mansion house, yard plantation and shrubbery, a coach house, stable and kitchen garden and various garden features.

The 1888 and 1908 Ordnance Survey mapping of the area (Figure 03) shows the development of additional housing in the south of Ponsanooth. A number of industrial sites are recorded on these maps, including corn mills and a paper mill, utilising the river and leats. The land at Enys is recorded on these maps as parkland surrounding the manor and associated outbuildings. Beyond the parkland, the landscape is dominated by agricultural fields and isolated farms. The village of Ponsanooth continued to expand throughout the 20th century, including the development of housing estates at the southern and western ends of the settlement. The land to the south and east of the village has remained predominantly rural in character, comprised of agricultural fields and scattered farms. The house at Enys remains extant with the surrounding grounds remaining likewise unchanged throughout the 20th century.

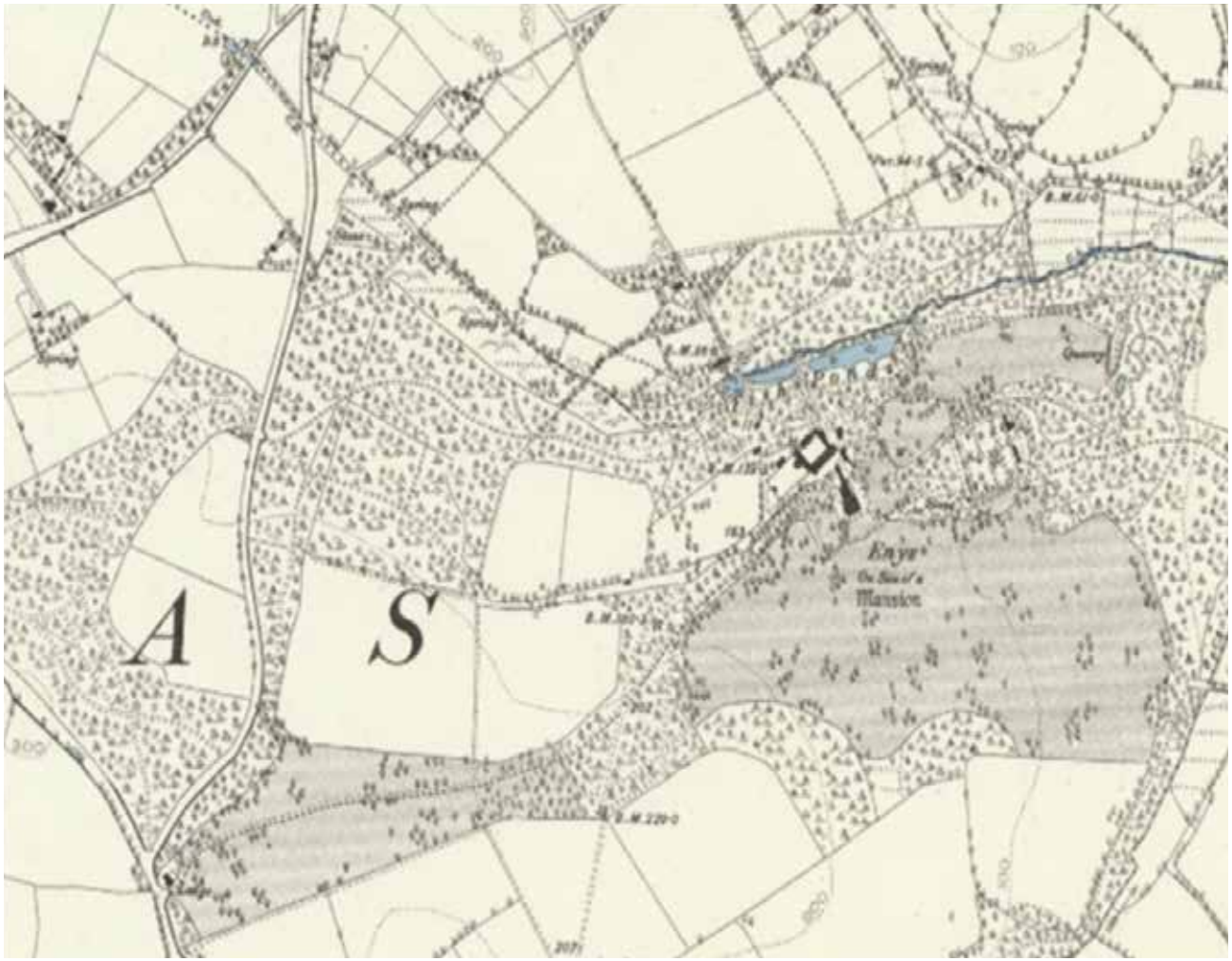
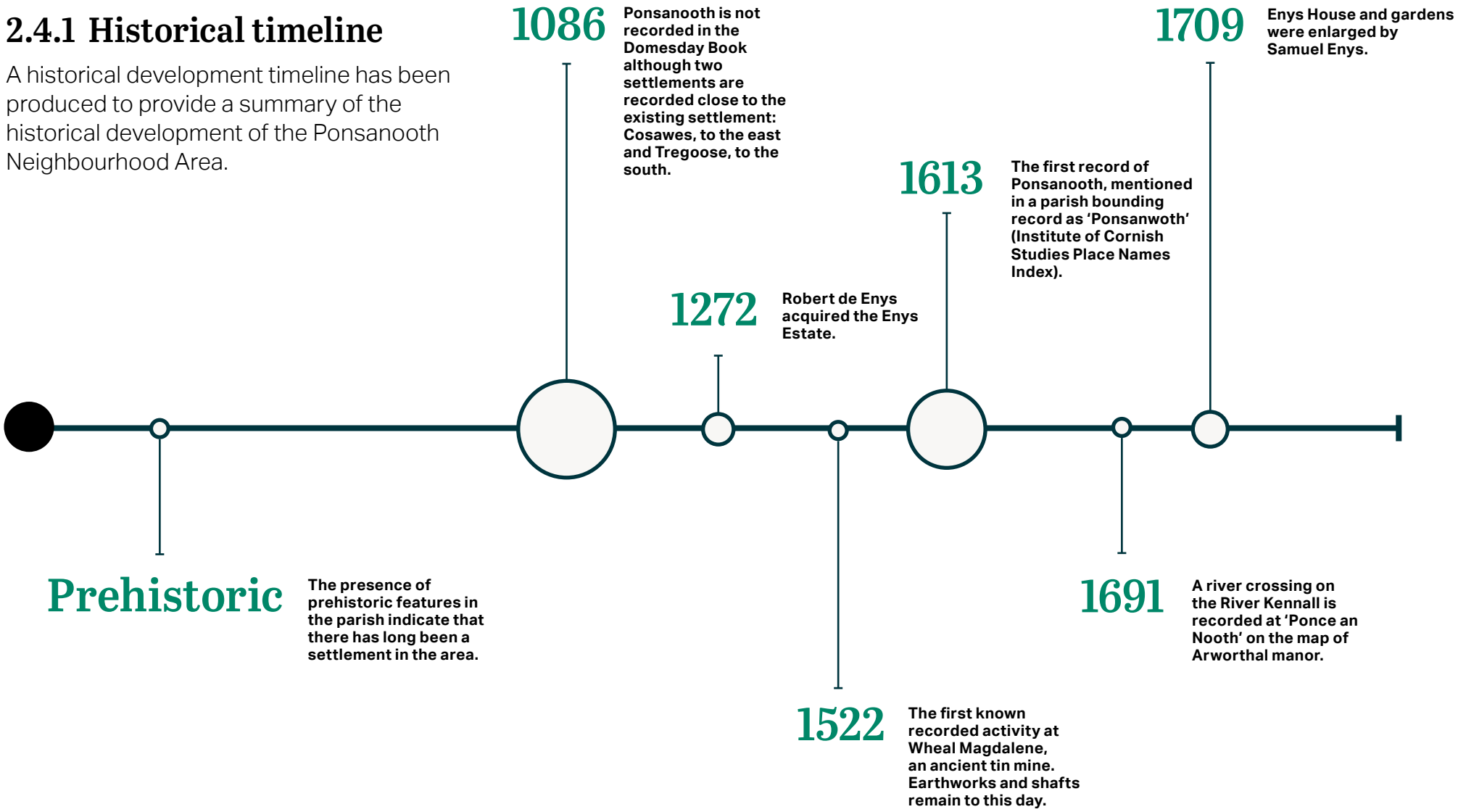
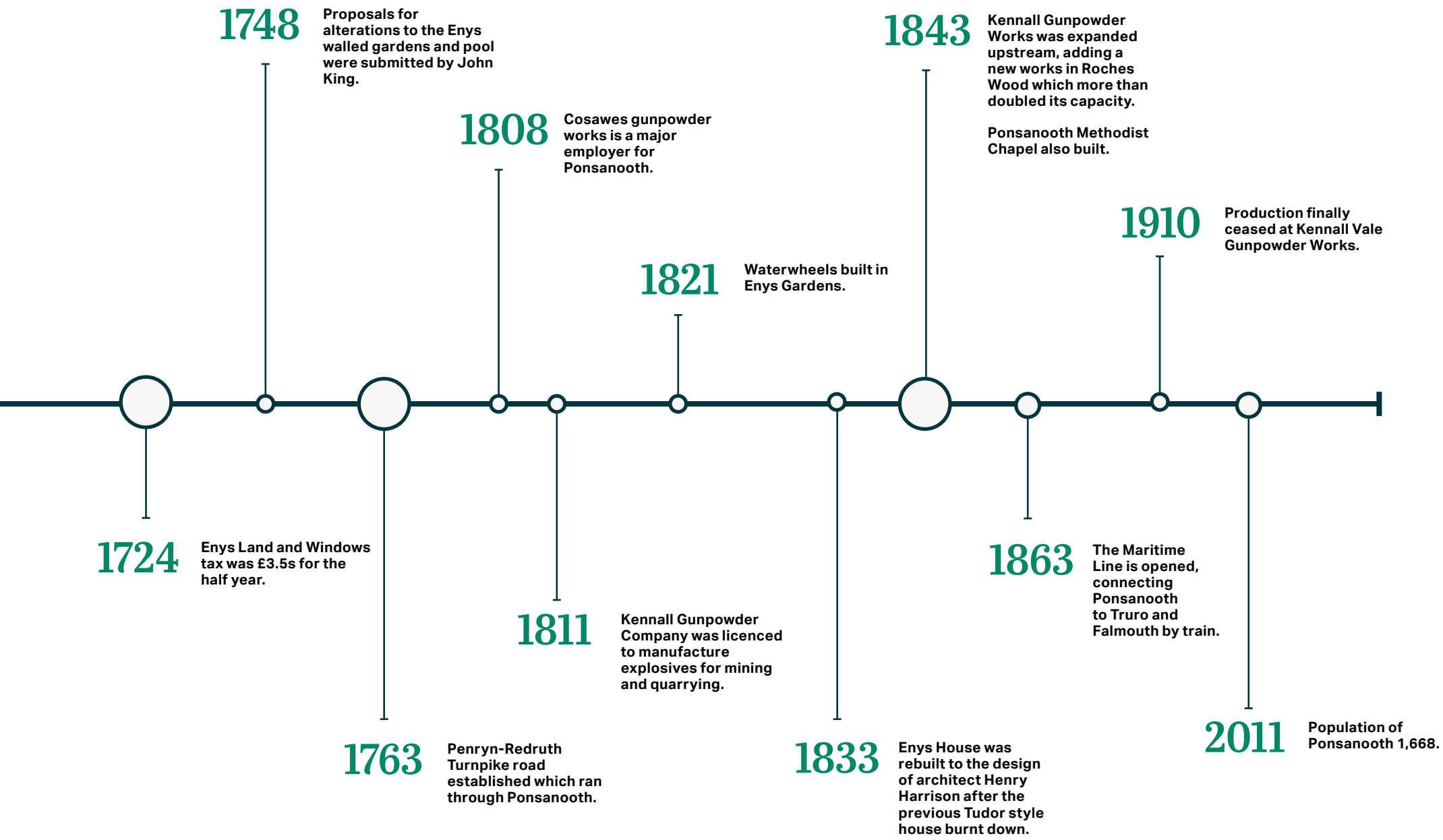


Figure 03: Six Inch Ordnance Survey Cornwall Sheet LXXI.NE 1888

2.4.1 Historical timeline

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




1748
Proposals for alterations to the Enys walled gardens and pool were submitted by John King.
1808
Cosawes gunpowder works is a major employer for Ponsanooth.
1821
Waterwheels built in Enys Gardens.
1843
Kennall Gunpowder Works was expanded upstream, adding a new works in Roches Wood which more than doubled its capacity.
Ponsanooth Methodist Chapel also built.
1910
Production finally ceased at Kennall Vale Gunpowder Works.
1724
Enys Land and Windows tax was £3.5s for the half year.
1763
Penryn-Redruth Turnpike road established which ran through Ponsanooth.
1811
Kennall Gunpowder Company was licenced to manufacture explosives for mining and quarrying.
1833
Enys House was rebuilt to the design of architect Henry Harrison after the previous Tudor style house burnt down.
1863
The Maritime Line is opened, connecting Ponsanooth to Truro and Falmouth by train.
2011
Population of Ponsanooth 1,668.

2.5 Cultural Associations

The Ponsanooth Parish Neighbourhood Area has several historic and cultural associations:

- Earliest records of Ponsanooth can be traced back to the Medieval period, with a series of medieval farming hamlets and gentry houses that scattered across the area along with a medieval road and lanes network that has been in place as early as the 16th century;
- Ponsanooth's geographic location along the River Kennall meant that it was once home to various water-powered mill industries for grains, woollen goods and paper since the 17th century, such as the woollen factory established by Edward Lovey in 1807 and a paper mill established in 1827 that supplied paper for the Royal Cornwall Gazette;
- The River Kennall was key to Ponsanooth's development, with leats running through the village to power the various mills, as well as powering the gunpowder works to the west. The river is bridged by a Grade II listed bridge (NHLE 1159208), designed as a single span rounded arch with granite voussoirs, projected granite keystones and rubble parapets;
- In 1811 Ponsanooth's explosives industry was developing. The Fox family was granted a licence for the Kennall Vale gunpowder works, which manufactured the gunpowder essential for the thriving Cornish tin mines in the region throughout the 19th century. The remains of the gunpowder works at Kennall Vale (alongside Ponsanooth village) forms part of the Cornish and West Devon Mining World Heritage Site, and is one of the few surviving examples of a large scale gunpowder manufacturing complex with well-preserved overall integrity of layout;
- As the Cornish mining industries collapsed in the 1880s, production at the Kennall Vale works shifted to cartridge and fuse powder which eventually ceased production in 1910;
- During the 19th and 20th centuries, Ponsanooth was dominated by quarrying industries that produced building stones – such as granite and crushed road stones which are largely featured across the historic core of the village on boundary walls and buildings; and
- The thriving legacy of the Kennall Vale gunpowder works during the 19th century led to the construction of workers housing to accommodate for the large workforce that serviced the works, these houses formed the distinctive character of early terrace housing in the village which ran along the steep contour of Ponsanooth's landscape.

2.6 Stakeholder engagement

Members of the Ponsanooth Parish Neighbourhood Planning Group were invited to share their knowledge and experience of the Neighbourhood Area during a site visit to discuss the stakeholders' views, key elements of settlement character areas and aspirations for the Neighbourhood Area.

Several key considerations and strategic issues emerged from the consultation, which have informed the preparation of this Design Code , and are set out below. These issues have been identified at a wider scale and represent the aspirations of the Ponsanooth parish Neighbourhood Planning Group that can be achieved through design and masterplanning.

- Historic rural parish community;
- Strong historical and cultural associations with gunpowder and water powered industry;
- Tourism and caravan park;
- Access implications and aspirations;
- The influence of the surrounding landscape context;
- Cornwall and West Devon Mining Landscape World Heritage designations; and
- Attractive place to live and work.

*Ponsanooth statistics**

- Ponsanooth Village population density is 23.2 persons per hectare, indicative of a small-scale Cornish settlement pattern, comprising a village centre set around a main access road, with phased residential expansion;
- There were 111 persons (11.5%) which identify their national identity as Cornish;
- Detached houses/bungalows are the most common housing typology (51.1%) with 27.1% Terraced and 19% Semi-Detached;
- Ponsanooth mean age was 43; and
- The aspirations of the Neighbourhood Planning Group Group is to ensure that housing is affordable for younger so as to ensure that young people can stay within the area.

**All information was taken from the latest Census complete data release 2011*.

2.7 Existing character assessments and design guidance

This section sets out the National level published character assessments, management strategies and design guidance documents which are relevant to the Ponsanooth Parish Neighbourhood area.

2014 National Character Assessment

NCA Profile:152 Cornish Killas (NE547)

NCA Profile:155 Carnmenellis (NE528)

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

2019 - National Planning Policy Framework DLUHC

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

2019 - National Design Guide
DLUHC

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2021 National Model Design Code

DLUHC

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

2020 - Building for a Healthy Life
Homes England

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

2020 - Living with Beauty

DLUHC

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

2007 - Manual for Streets
Department for Transport

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

2020 The Cornwall and West Devon Mining Landscape World Heritage Site - Management Plan (2020-2025)

The Cornwall and West Devon Mining Landscape ('Cornish Mining') World Heritage Site is the largest industrial World Heritage Site in the UK. The Management Plan 2020-2025, has been adopted by local authorities as a framework to ensure the internationally significant mining landscape is cared for, in-line with the obligations set out in the UNESCO Convention for the Protection of World Cultural and Natural Heritage (1972). The Plan enables the mining landscape to adapt to meet the needs of the people who live within the Site whilst ensuring its Outstanding Universal Value (international importance) is protected.

2021 - Cornwall Design Guide

Adopted in December 2021, this guide aims to support the Cornwall Local Plan to deliver high quality places in Cornwall.

2021 - Cornwall Local Plan

Adopted in November 2016, it provides a planning policy framework for Cornwall up to 2030.

2021 - Cornish Distinctiveness

The 'Cornwall Historic Environment Cultural Distinctiveness and Significance Project' makes use of prompts and guidelines to recognise Cornwall's historic environment within planning decisions. It can be found online via this link: https://letstalk.cornwall.gov.uk/cornish-distinctiveness

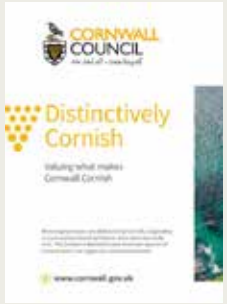
2021 - Cornwall Historic Environment Record

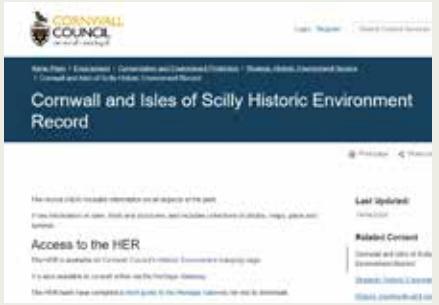
This online resource contains details of over 56,000 archaeological and historical sites, monuments, buildings, artefacts, landscape, and industrial settlements.

2021 -Ponsanooth Historic Environment Report

Peter Herring

This independent study was commissioned by the Ponsanooth NDP Steering Group as a background document for the NDP. It provides context for understanding and safeguarding the historic environment in Ponsanooth.





1994 - Cornwall Historic Landscape Characterisation (HLC)

Cornwall Council

Through the assignment of different HLC Types, this method aims to help users better understand the historic character of Cornwall's landscapes.

2008- Cornwall and Isles of Scilly Landscape Character Study

Cornwall Council

CA10 - Carmenellis

CA11 - Redruth, Camborne and Gwennap

CA13 - Fal Ria,Truro and Falmouth

Cornwall Council's Landscape Character Assessment provides an evidence base which explains the key characteristics which make each of the 40-character areas across the county distinct. It helps strengthen the ability of planning policy and development management decisions.

2018- Cornwall Planning for Biodiversity and Net Gain SPD

Cornwall Council

Cornwall Council is committed to environmental growth and has introduced mandatory Biodiversity Net Gain (BNG) in advance of the Environment Act 2021, with a 10% net gain requirement for all major applications since 1st March 2020.

2023 Climate Emergency Development Plan Document

Cornwall Council

Cornwall Council declared a Climate Emergency in 2019 and an Ecological Emergency in 2022. As part of the Carbon Neutral Cornwall plan, these policies are created to help address the climate and ecological emergencies.

3. Character assessment

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

3.1 Introduction

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

Figure 04: Park Road, stone boundaries.

3.2 Character assessment

The character assessment is informed by the work conducted by the Neighbourhood Plan Steering Group and is structured around the main substructures of distinct character within the Ponsanooth Village.

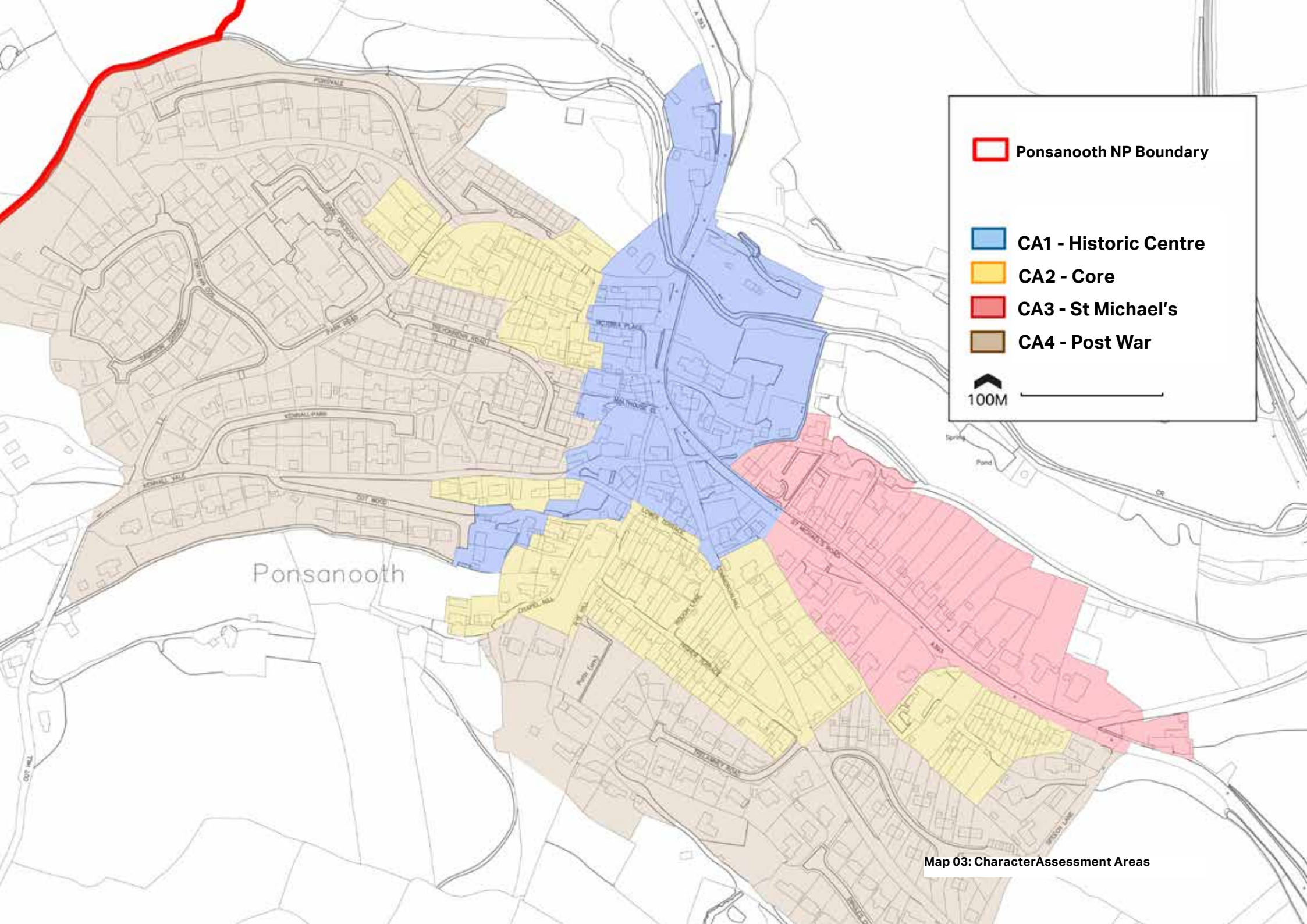
Listed below and illustrated on Map 03 are the four distinct areas identified by AECOM's character assessment and relate only to areas of urban design/architectural character:

- **CA1 - Historic Centre**;
- **CA2 - Core**;
- **CA3 - St Michael's**; and
- **CA4 - Post War**.

The character assessment will cover:

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

Figure 05: Example heritage building (St Michael's Character Area) with Interesting staggered upper storey with hipped roof and large door lintel.

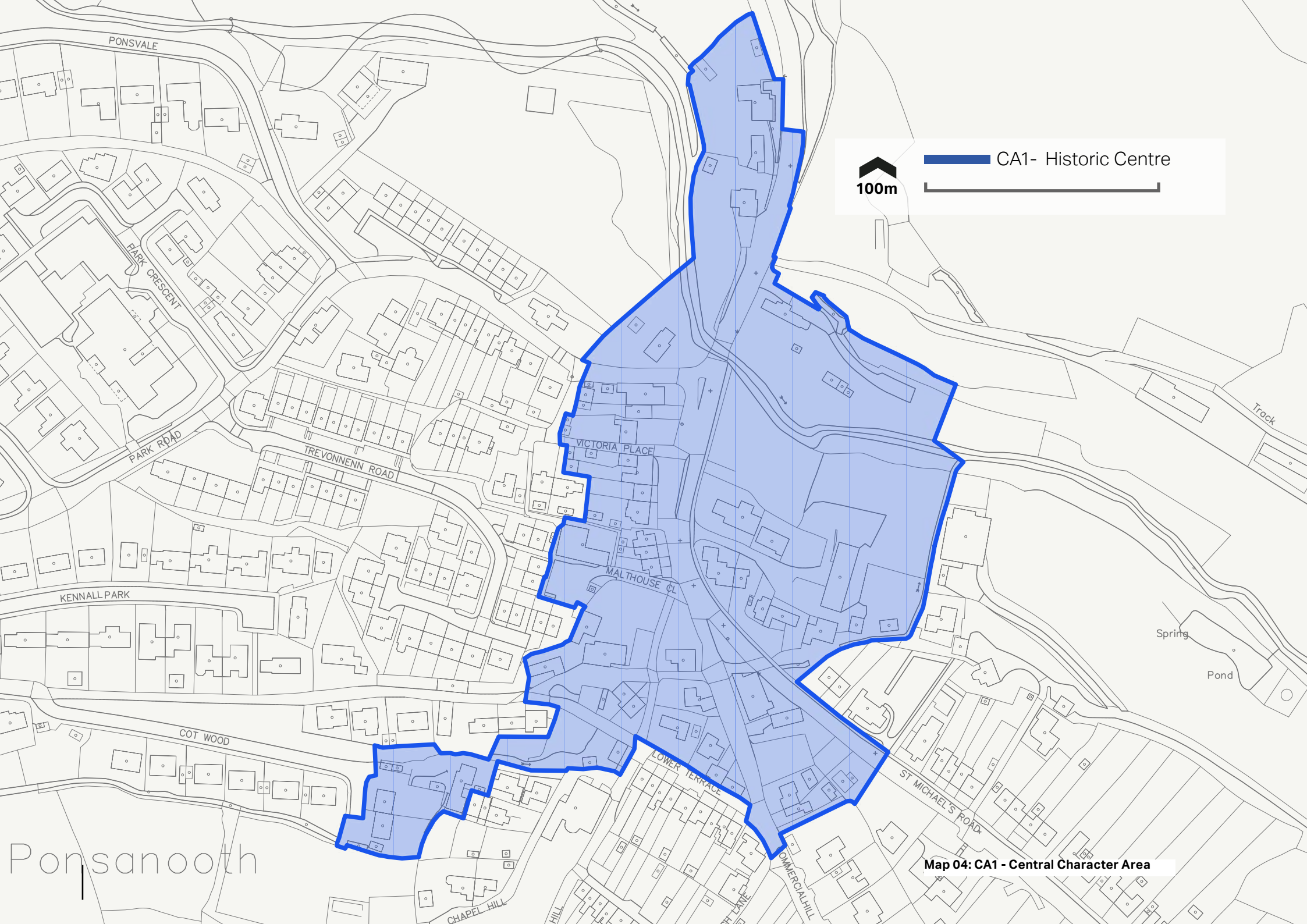


Map 03: CharacterAssessment Areas

CA1

CA1 - Historic Centre

Pattern and layout of buildings	In northern areas, there is reduced building enclosure (A393), which creates spatial expansion by larger setbacks along the terrace beside Victory House. In southern areas, a high percentage of connecting roads or corner/ junction plots means most buildings face towards at least one access road. Building line is very informal, indeed alignment commonality is unusual except in only a few instances. There is a mix of primary and perpendicular elevation facing buildings towards access, and often elevations mark edge of plots and continue boundaries. Some later additions such as the bungalows on Cottage Corner, are responsive more to the access than to the plot and have larger setbacks, which is generally not an aspect of early character. The public house is dual fronted for commercial reasons and marks a prominent position beside a central green space. This area is also overlooked in a dominating way by the Ponsanooth Methodist Chapel.
Access, green infrastructure, active travel and open space	Buildings are arranged along primary/secondary access, with the majority providing onward links. The division of plots influenced by these connecting streets, creates several mini blocks, and there is visual street interest due to this arrangement. The River Kennall valley bottom and a lack of development at the bridged section of the A393, is a strong characteristic of the settlement. This feature combines with the rising valley on either side to offer interesting townscape views which are well embedded with green infrastructure. There is a bus service to wider settlements, with stops at Ladner Lodge and the Stag Hunt Public House. There is no specific cycle provision and no public right of way (PRoW) access centrally.



Map 04: CA1 - Central Character Area

Figure 06: Example street scale within CA1.

Access character

The Character Area contains residential streets of 3m width which provide vehicle access in both directions. The scale of the streets helps to keep the urban gain tight and maintain human scale. In combination with vehicle access, there are non-vehicular tracks (approximately 2.5m) which creates street character with route options, as the built environment is arranged into blocks.

Map 05: CA1 - Historic Centre Access

Architecture and details	This character area is concentrated along the A393. To the north of the river, the buildings consist of a farmhouse, mill and other industrial features. To the south of the river, the buildings include a public house, post office, shop, a former smithy and higher status houses. The general architecture is characterised by post-medieval structures constructed mostly in vernacular stone with a strong industrial influence. One of the key buildings in this area is the Grade II listed Victory House, formerly the Victory Inn, located on the western side of St Michael's Road (NHLE 1142678). The building is thought to be early to mid-19th century date, constructed of granite rubble with granite dressings. The building has two storeys with a symmetrical three bay front to St Michael's Road with late 19th or early 20th century 16-pane horned sash windows and a Delabole hipped roof with brick chimneys over the side walls. A further important commercial building in this area is the Stag Hunt Inn, a non-designated public house located on the junction between St Michael's Road and Commercial Hill. The building is two storey and constructed with a hipped roof and brick chimneys. The north-east front consists of a central doorway, approached by concrete steps, and one bay either side with 12-pane sash windows and granite lintels above. The elevation is mainly constructed of granite rubble, with some elements finished in stucco to the first floor or a thin lime wash with pronounced stones. The southernmost bay is recessed with a projected ground floor extension. Post-medieval industrial buildings in the centre of the village include a number of mills powered by leats from the River Kennall. Tregoose Mill (NHLE 1142679) is a former stone watermill built in the mid-19th century. The mill is rectangular in form, built partly into the bank with an overshot iron wheel to the right, and consists of two storeys with a symmetrical two bay east front, with 20th century 16-pane horned sash windows. To the south-west of this is the Old Mill, a Grade II listed corn mill built in the early to mid-19th century (NHLE 1236943). The mill consists of two storeys and one bay with sash windows, constructed of roughly coursed granite rubble and a half hipped rag slate roof, with corrugated metal to the rear. The left return wall contains a cast-iron breast-shot wheel, by Dingry Foundry of Truro, with wooden spokes and paddles. Further industrial architecture comprises the Grade II listed warehouse NHLE (NHLE 1159213) at Malthouse Close. The building was a possible former brewery, built in the early 19th century of slate (Killas) rubble with granite dressings and gable ends. The building is L-shaped in plan, comprising three storeys with a small single storey extension. To the north-east of St Michael's Road, a further former mill; a 19th century non-designated former paper mill located to the south of the river. The building is constructed of granite rubble with granite dressings and a hipped, originally comprising three storeys with a single storey lean-to extension to its west face.

Figure 07: - Contrasting material finishes (rendered gable).

Figure 08: - Recent extension, modern material palette. Standing seam roof and timber clad.

Figure 10: - Example of street-scene components.

Figure 09: - Weathered stone wall (limewashed) building façade continues boundary. Rough cast render, hipped slate roof.

Figure 11: - Eastern extents of Park Road. Brook Villa, date stone 1816. Roughly coursed granite rubble in a variety of colours, distinctive of Ponsanooth. Single granite block lintels incised to resemble segmented blocks.

Materials	The post-medieval character area includes many vernacular stone buildings, constructed mostly of granite rubble. There is some use of slate rubble (killas) and some cut stone/dressings. Façades are left to the natural finish of the stone, although some are rendered (rough cast, pebble dashed or stucco), with some examples lime wash and painted. This reflects the higher status of some of the buildings within this area. In some instances, an upper storey or gable is finished in a contrasting finish. Surviving multi-pane sash windows are built in timber. Buildings are finished with slate roofs (Delabole) and brick chimneys, with terracotta ridge tiles and clay chimney pots. The industrial/rural influence can be seen through the use of corrugated metal roofs. Boundaries are often dwarf stone walls, with examples of cast-iron railings and modern panel fencing.

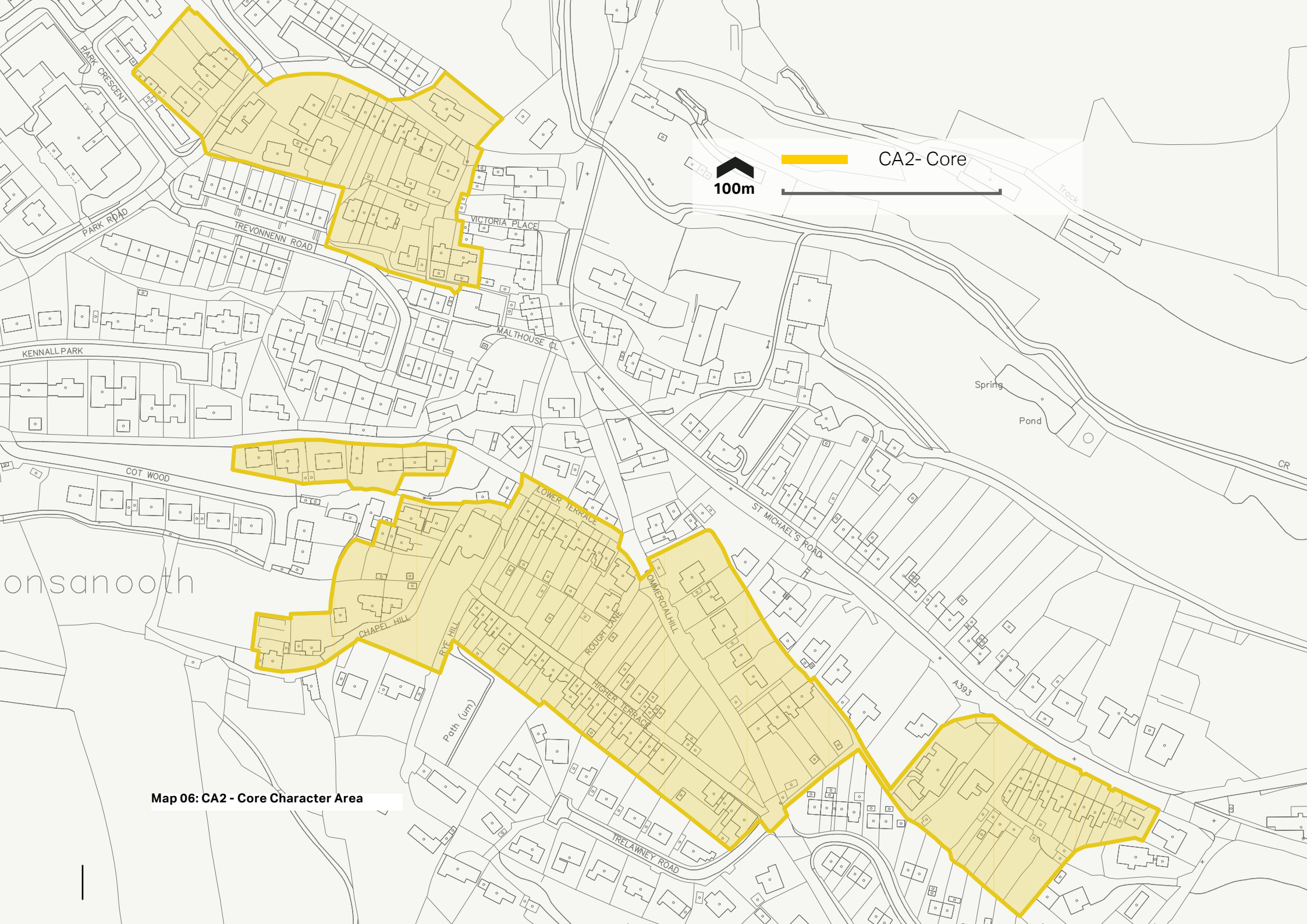
Figure 12: - The greater relief of the terraces beside Victory House create the feeling of a village centre.

Figure 13: - Vernacular materials and the layering of townscape.

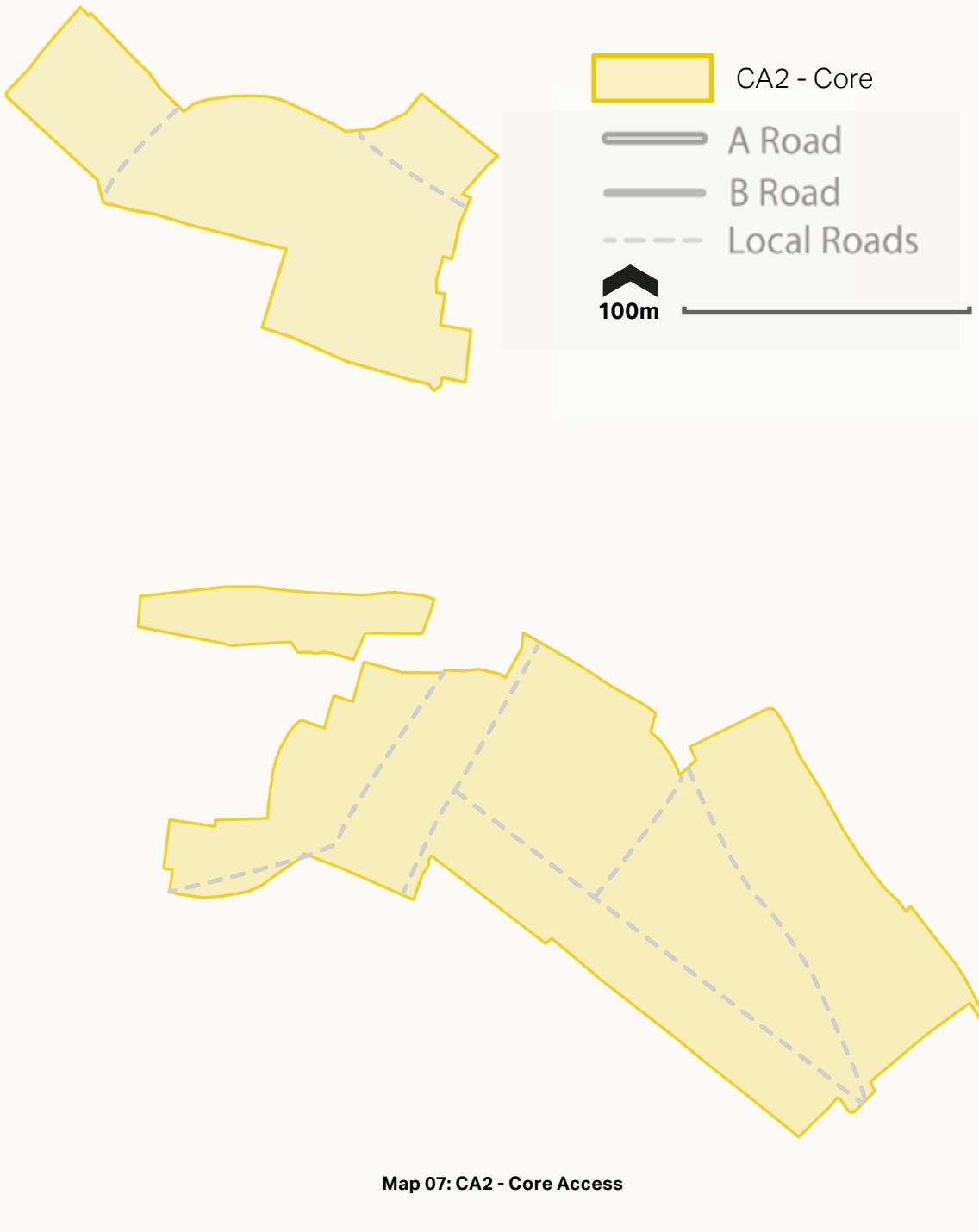
CA2

CA2 - Core

Pattern and layout of buildings	The character area represents the second major phase of settlement evolution which happened during the 19th century. It is divided in two parts only by a large 21st century development (The Malthouse), with typologies formed in-behind the original centre. The northern part consists of some of the early villas, including detached and semi-detached dwellings, with substantial front and back gardens with large street set back. St Andrews Terrace however, evokes a stronger enclosure characteristic with minimal frontages and a formal building line. In the south the street names denote the topography, Commercial Hill, Chapel Hill, Rye Hill and Higher Terrace, reference to the rising street topography. Terraced typologies seen at Lower and Higher Terrace introduce more formal building lines, with the majority of properties facing north with garden facing to the south. At Higher Terrace, front gardens are opposite the properties (north) across the main access, many with areas for car parking. On Commercial Hill, properties are aligned perpendicular to the main access, with the majority of development formed along the northern side.
Access, green infrastructure, active travel and open space	Development access is arranged along connecting secondary/tertiary streets with minimal examples of dead-end access. Some developments are infill built 'in-behind' existing dwelling plots, others are much larger developments such Trevonnenn Road. Which is 21st development cul-de-sac development. The provision of accessible green space is limited to the Methodist Church graveyard and cemetery on Rye Hill. One designated PRoW exists beside the Methodist Church, but only offers 150m of access up Rye Hill. Some areas are without pavements, but streets feel walkable and pedestrian friendly. There are no cycle lanes and bus stop access is via St Michael's Road.



Map 06: CA2 - Core Character Area



Map 07: CA2 - Core Access

Figure 15: Commercial Hill CA2, on-street parking and no pavements.

Access character

The streets within the Character Area predominantly connect, but more recent examples go against this characteristic. Commercial Hill is 6 metres wide and without pavements. Higher Terrace is one of the more characterful arrangements and is less than 4 metres wide, approx 184m in length and designed without specific passing places, pavements and is bidirectional, and also perfectly functional.

Architecture and details	This character area is dominated by distinctive granite workers' terraces which are typical of Ponsanooth and give the town much of its character. These terraces have a great variety of house forms along their length, and much of the housing is high quality, with a high level of Cornish distinctiveness. Almost all 19th century structures in this character area have gabled roofs, with some examples of hipped roofs. The Park Villas are a group of mid-19th century houses, comprising a row of three houses and a detached house. Each house is two storey with hipped roof, balanced fenestration and generous proportions. The northernmost house also includes a two storey bay projection, with pitched roof. To the south of these is a further 19th century house 'Park Villa' the house is stone built with a hipped roof and two chimney stacks. The facades are now rendered in pebble-dash, with window surrounds and quoins picked out. The south-east front is symmetrical with a central pitched entrance way porch, with coloured glass. The ground floor and first floor windows are all four-pane sashes. At Trevonnenn Road, a 21st century development consists of staggered short rows of terraces fronting parking bays behind a change in level. The arrangement and street width creates a streetscene which is more car dominant, and the lack of garden frontage results in minimal green infrastructure. To the east of these is St Andrews Terrace, which includes a row of smaller 19th century houses. Similarly, these houses are stone built with contrasting segmental brick arches at lintel, gabled roofs and chimney stacks. The houses are of two storey with windows a combination of four-pane timber sash and uPVC windows. The terraces are bordered by a low stone wall. A major landmark in the southern part of the character area is the Grade II* listed building Ponsanooth Methodist Chapel (NHLE 1159101) , located between Chapel Hill and Rye Hill, in a prominent position above the surrounding terraces. The church is dated to 1843 and includes the associated forecourt walls, steps and gate piers. The north-east entrance front is of granite ashlar and the remaining walls are of granite rubble. The building also has granite dressings and a concrete tile roof with a pediment, three symmetrical bays with a central elliptical arch doorway. 52 St Michael's Road (NHLE 1142682) is a 19th century rendered house in a staggered row. The house is two storeys with balanced symmetry and flat roof central porch with a distyle classical style porch, Tuscan columns and an arched fascia. In other areas, architecturally simple 19th century terraces at Lower Terrace and Higher Terrace are mostly constructed local stone. These terraces are predominantly made up of individually built houses, with variable elevations and rooflines which contribute greatly to their character. The houses on Lower Terrace are set back from the road with gardens divided by low granite walls, while houses on Higher Terrace are aligned close to the road.

Figure 16: - Roof overhangs at verge, quoin detail and string course.

Figure 17: - At Lower Terrace, rubble stone is used, with more mortar. Granite defines window reveals. Note the use of render.

Figure 18: - Granite blocks, central parapet.

Figure 19: - Stone facade, granite lintel with brick accents.

Figure 20: - Hipped slate roof with tall chimney stacks. Sand coloured render, pitched porch , timber and dwarf wall construction with coloured glass.

Materials	Dwellings in the character area comprise of a material palette dominated by granite. Some are constructed using granite rubble with slate roofs, featuring granite lintels. Others include granite rubble with granite dressings and with hipped or gabled roofs. In buildings dating from the later 19th century, segmental brick arches above the windows and doors are common, often brick is specified which is complementary to the granite stone, rather than contrasting. Trevonnenn Road development introduces smooth finish render, slate hanging, block paving parking areas and brushed metal railings. Slate hanging is a modern introduction to the character area, except for the historical example on the rear of the 1840s Chapel. Asbestos sheeting is used in some instances (Commercial Hill), introducing the corrugated aesthetic. Many houses feature four or twelve pane timber sashes and the use of uPVC for windows, doors and rainwater goods in commonplace.

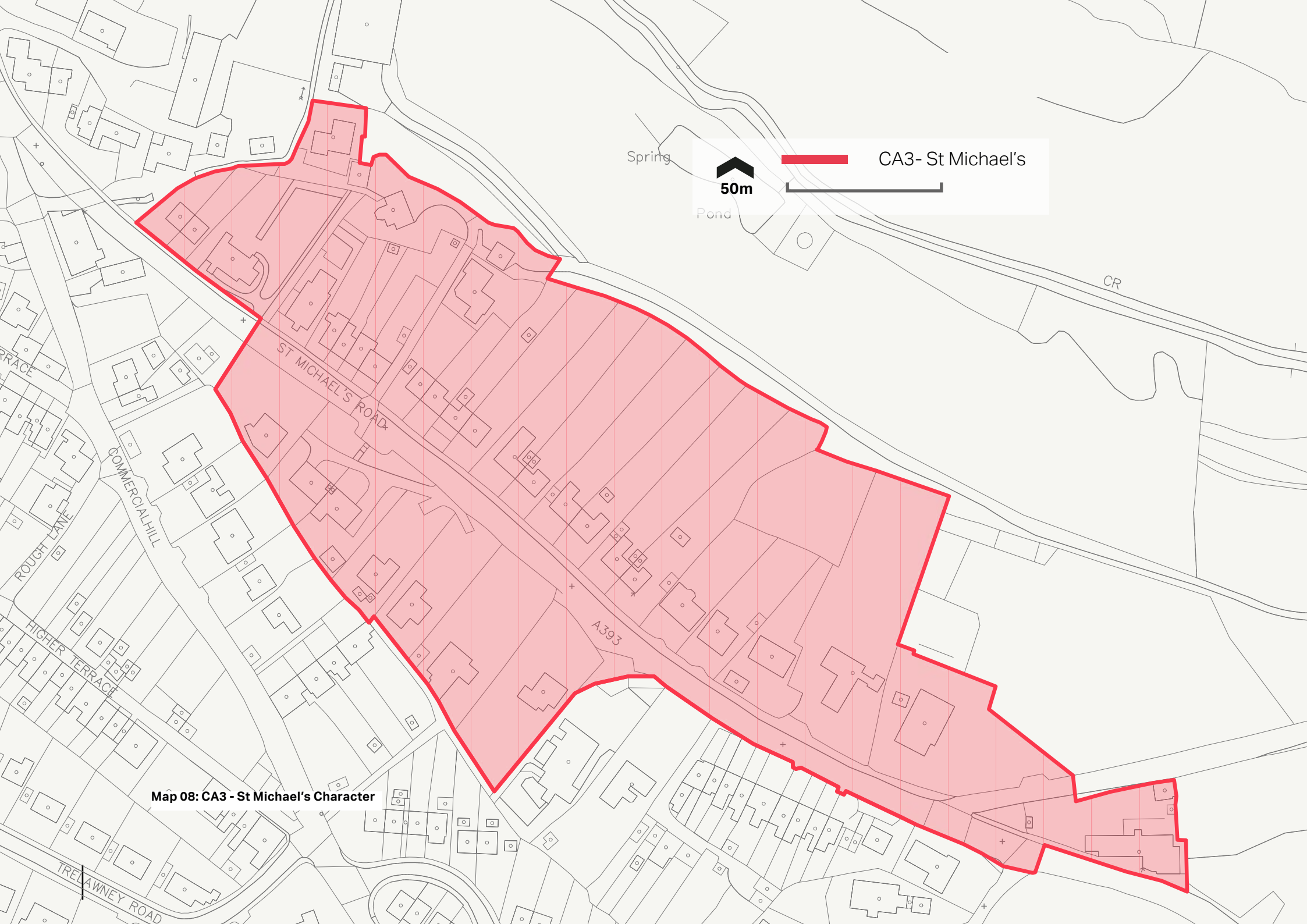
Figure 21: - Example of recent slate hanging.

Figure 22: - St Andrews Terrace. Evidence of modifications with porch and extensions.

CA3

CA3 - St Michael's

Pattern and layout of buildings	The Character Area comprises of predominantly early 20th century buildings, along St Michael's Road. Buildings along the northern side have a strong building line uniformity with generous setbacks (7m approx) and frontages which include gardens, associated green infrastructure (GI) and driveways for parking. Rear gardens face north but are generous. Buildings on the southern side are higher up from the main access due to topography, with slightly informal building lines, larger setbacks (25m approx), garden frontages but with smaller rear gardens. Properties here also use shared access, limiting points of access onto the busy main road. There are some 19th century houses at the western end of the Character Area, near the church. There is also a notable set of 1920s council houses, alongside a notable set of former school buildings to the east.
Access, green infrastructure, active travel and open space	The Character Area comprises a single road access. Shared house access onto St Michael's Road (northern side) is an interesting feature. Generous rear gardens on the southern roadside contain well established trees and hedges and back onto wider pasture and GI, including elements of linear GI with connections to the River Kennall basin. There are no PRoW or cycle lanes, but there is good bus stop access via stops along St Michael's Road.



Map 08: CA3 - St Michael's Character

Map 09: CA2 - St Michael's Access

Figure 23: St Michael's Road, upper and lower sides and single sided pavement access.

Access character

The Character Area contains one road, which is the principal settlement road. Road width is 8.5m (approx) with line markings and a pavement on the northern side.

Architecture and details	There is a different scale to development here. Plot sizes increase, and arrangement is along the road. Buildings tend to have hipped roofs. The Character Area comprises 3 listings (Grade II) for 1920s semi-detached (local authority) housing designed by P. Edwin Stevens, notably described as 'Homes for Heroes'. Numbers 31 and 33 St Michael's Road (1159224), 35 and 37 St Michael's Road (1142680) and 39 and 41 St Michael's Road (1311146). The houses feature a scantle hipped roof design and the buildings are arranged in a U-plan. There are several mid-20th century bungalows further east which begin to deviate from the building line character, including one dwelling with a garage arranged perpendicular to the road. More 20th century detached houses are located along the south side of the road with shared driveway access. St Michael & All Angels Church is located at the north/west end of the Character Area. The church was constructed in the late 19th century with a projected entrance and gabled roof and includes a solar array. The Old School House, defined as Post Medieval has an unusual and prominent arrangement marking the western extents of the Character Area and the gateway to Ponsanooth Settlement. The building is in close proximity to the road and responds with a design to minimise its impacts. The lower storey façade is plain, with windows reserved for upper-level dormers above traffic. Across the Character Area, the arrangement of dwellings in response to the road and topography creates and upper and lower side. The Character Area includes examples of vernacular walling and has a leafy feel due to the presence of mature trees and hedges, there is some use of panel fencing along the road which reduces street scene quality.

Figure 24: - A view from the eastern settlement gateway looking west.

Figure 25: - Pebble dashed bungalow, dual fronted pitched bays and inset double door.

Figure 26: - St Michael's Road looking east with pedestrian access

Figure 27: - Gabled stepped roof, with concrete tile.

Figure 28: - Stout stone semi-detached property with interesting roof design.

Materials	The 1920s semi-detached properties are constructed of granite rubble with granite dressings and scantle slate hipped roofs. Facades include timber casements with a central doorway and granite hoods on corbels. There are a number of mid-20th century bungalows further east and later 20th century detached houses on the south-west side of the road. These properties are likely constructed of masonry blocks, and finishes include pebble dashed render. St Michael & All Angels Church is a small single storey granite rubble building. The church comprises five bays to the south-west front with a projected entrance way with a gabled roof. The walls have diagonal buttresses and pointed arch windows with bar tracery comprising trefoil and quatrefoil motifs. The roof is gabled with out-of-character concrete profiled tiles. The church is bounded by a low stone wall which also encompasses the associated graveyard surrounding the church. To the south-east of the church is the associated Sunday School, dated 1905. The school is of a similar granite construction to the church with a gabled roof. The Old School House is constructed in granite, but with a single wall element in a buff brick laid in Flemish bond. The same buff brick is used externally as window reveal accents and the roof is finished in slate.

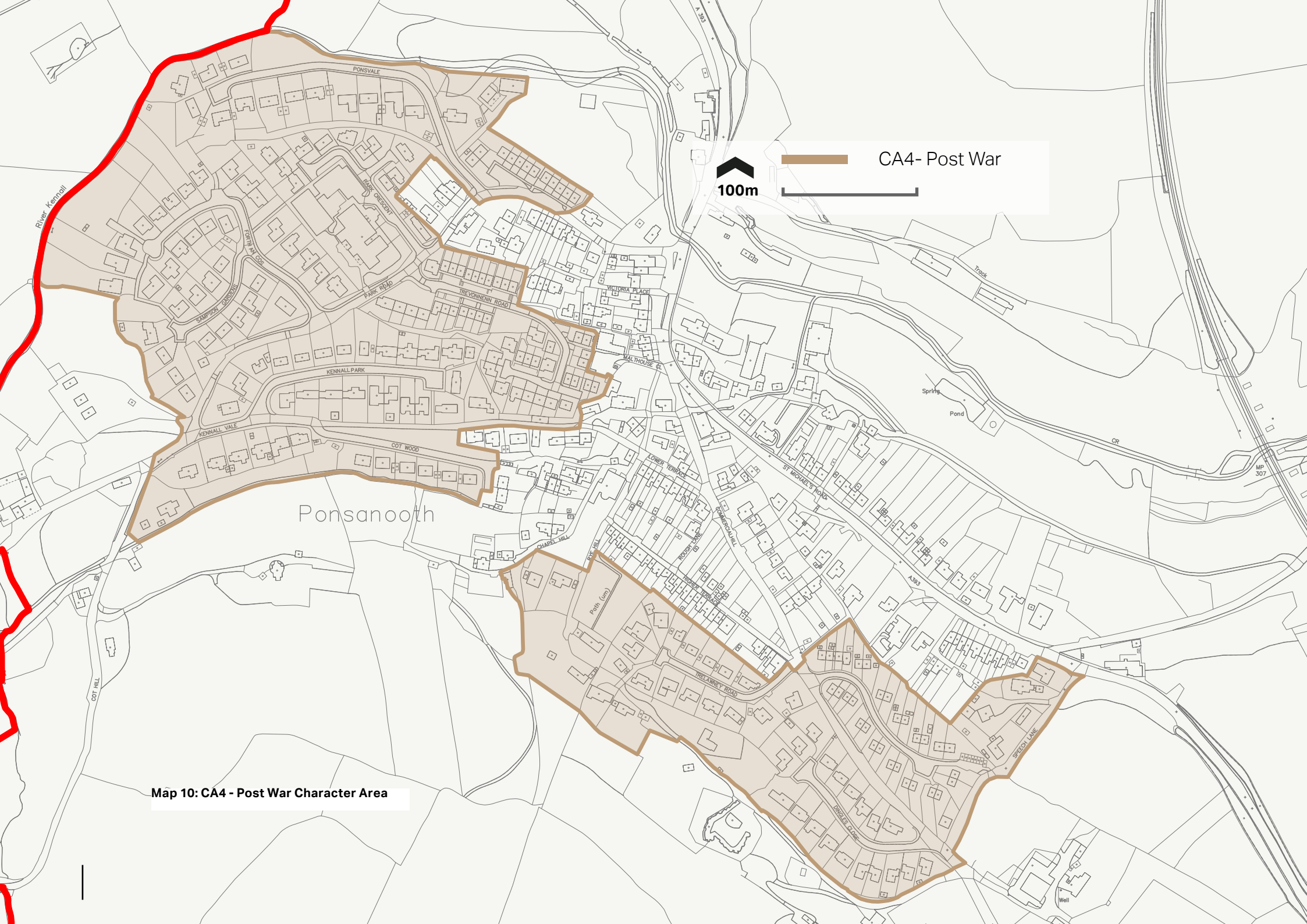
Figure 29: - The Old School House northern elevation and response to levels.

Figure 30: - Lower levels free of windows. Unusual central dormer design.

CA4

CA4 - Post War

Pattern and layout of buildings	The post-war Character Area is divided into two sections at the south-east and north-west of the village separated by Chapel Hill. Development arrangements take the form of planned cul-de-sacs, which go against the layouts seen in earlier areas. Areas in the west have less topographic variation and therefore arrangements do not need to be so responsive. In the east, steeper terrain has implications on access and driveways etc, and development roads tend to follow contours. Some developments integrate parking courts and garage blocks.
Access, green infrastructure, active travel and open space	In the west, cul-de-sac developments branch off either side of Park Road which is a connecting secondary access road. Properties at Ponsvale and Forth an Cos are flanked by the River Kennall and the Cot Wood (woodland) looms upland of Cot Wood and Kennal Vale. In the east, Speech Lane and Commercial Hill provide connectivity (secondary road) with branching cul-de-sacs mainly off the latter. Low garden walls, completely open frontages and varying levels of vegetation comprise the boundary treatments across the Character Area. There are no PRoW or cycle lanes. Bus access is reliant on the stops along St Michael's Road.

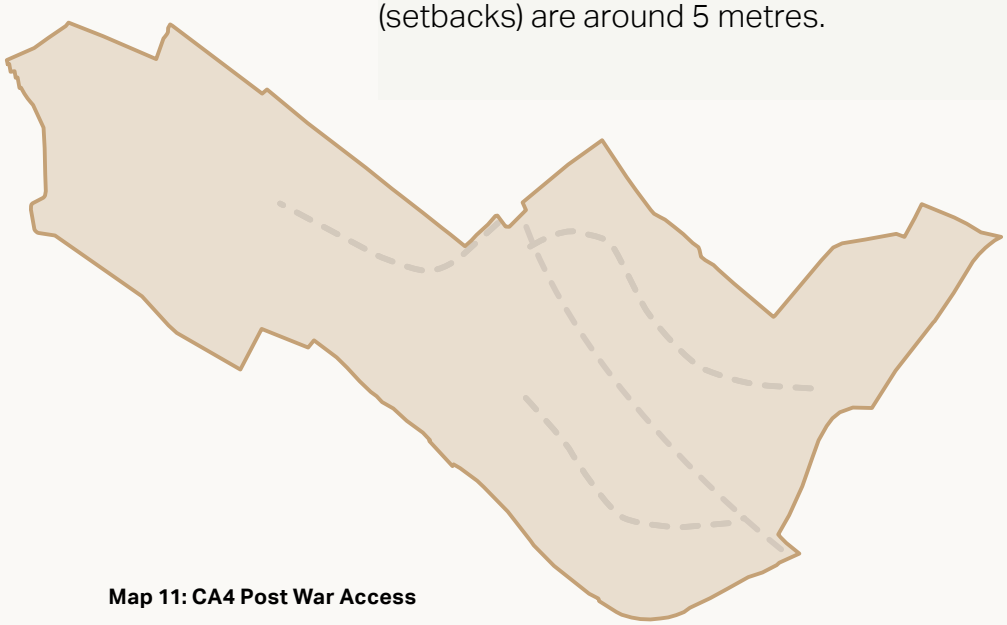


Map 10: CA4 - Post War Character Area

Figure 31: Cul-de-sacs street dimensions tend to be wide, with off-street parking.

Access character

Typically street dimensions are more generous in this Character Area. Image shows Cott Wood street access and pavement (7m). Garden frontages (setbacks) are around 5 metres.



Map 11: CA4 Post War Access

Architecture and details	At Cot Wood, development is quite uniform comprising storey and a half typologies, in the form of bungalows with an upper storey. Kennall Park demonstrates greater variation in building line and roof orientation, some properties have facing gables, but all are bungalow typologies. At Sampson Gardens and Forth an Cos the storey and a half typology is used again, the latter and at Trevonnenn Road introduce two story properties. Ponsvale comprises traditional bungalows and Park Road is a unit development. Areas in the west include bungalows and two storey properties, some of which are constructed with mansard roofs. Many integrated standalone garages have flat roofs with flat roofed dormers on dwellings. At Forth an Cos, the same details are pitched, providing greater weather resilience and longevity.
Materials	Material evolution is evident across the Character Area, and a reduction of vernacular materials. Masonry constructed buildings host a range of facade finishes, including smooth render, pebble dash, stone slips and slate hanging. It is also common for facades to be finished in mixed materials. For example; half render, half stone slips. It is heartening to see slate roofs and slate hanging at Trevonnenn Road, the development also includes house-integrated garages and block paved driveways/parking courts. Elsewhere almost universally, roofs are finished with profiled concrete roof tiles. Chimneys are often rendered where included and some include terracotta pots. There are examples of dormer windows finished in wood and uPVC. There are limited examples, but some boundary walls are constructed in stone and there is a standalone thatched dwelling.

Figure 32: - uPVC dormers beside timber dormers. Both pitched.

Figure 33: - Open frontage, standalone garage.

Figure 35: - Slate roofs two storey dwellings at Trevonnenn Road contrast with the concrete tiles of Kennall Park area.

Figure 34: - Feature window, and roof finished in a tile sympathetic to the slate aesthetic.

Figure 36: - Slate hanging on gable.

Figure 37: - The approach to Cott Wood as topography begins to rise.

Design guidance & codes

04

4. Design guidance & codes

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

4.1 Introduction

This section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. These are presented as general questions which should be addressed by developers and their design teams who should provide clarification and explanation as necessary.

The second part is the design guidance and codes, setting out the expectations of the Ponsanooth Parish Neighbourhood Area. The design guidelines are more general and applicable to the Neighbourhood Area, and the more prescriptive elements are the design codes. The design principles are set out as 'Area-wide Design Guidance' and 'Character Area Specific Design Codes' to ensure they are adaptable to the unique characteristics of the Plan Area. Images have been used to reflect good precedent and demonstrate design issues for consideration.

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

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

4.2 General design considerations

This section sets out a series of general design principles followed by questions against which the development proposals should be evaluated.

As an initial appraisal, there should be evidence within planning applications that development proposals have considered and applied the following general design principles:

1. Development should demonstrate synergy with the existing settlement in terms of physical form, building arrangement, movement/access and land use type;
2. Development should relate sensitively to local heritage buildings, topography/ landscape features, countryside setting and long-distance views;
3. Development should reinforce or enhance the established character of the settlement;
4. Development should integrate with existing access opportunities, streets, circulation networks and understand use;
5. Development should reflect, respect and reinforce local architecture and historic distinctiveness, avoiding pastiche replication;
6. Redevelopment of heritage buildings including farms should aim to conserve as many vernacular features as is practicable;
7. Development should conserve and enhance the character of the WHS, by adhering to the requirements and processes set out in the Management Plan.

8 Development should explore opportunities to enhance access to public green space and green infrastructure to reflect settlement needs;

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

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

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

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

13 Net Zero aims should be well integrated and development should adopt low energy and energy generative technologies within the development at the start of the design process; and

14 Development should use nature-based water management solutions/ SuDS to manage on-site water and boost biodiversity habitat.

4.2.1 Key points to consider when assessing planning applications

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should demonstrate evidence to show how the design proposal or masterplan has responded and produced an adequate design proposal.

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

Pattern and layout of buildings

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

Access

- Are masterplans developed along contours to minimise engineered retainment?
- Does it favour accessibility, permeability and connectivity over cul-de-sac layouts? If not, why not?
- Are new points of access appropriate in terms of visibility, patterns of movement, desire lines and road speed?
- Is there scope to connect into, daisy-chain and improve the pedestrian connectivity of existing developments?
- Do access and parking areas accord with existing spatial street scale/ proportions?

Building heights and roofline

- Is the proposed new development building height appropriate for the location?
- Does it reflect the proximate layering and height of development, and maintain/ respect and incorporate if possible existing settlement views?

- Does the proposed development height compromise the amenity/privacy of nearby properties or gardens?
- Is there a specific characteristic or rhythm to proximate development roofs which should be integrated within new development?
- If the proposal is an extension, is it subordinate to the existing property?

Building line and boundary treatment

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

Green spaces and street scape

- Has the biodiversity mitigation hierarchy been used to protect existing green infrastructure from development (Cornwall Policy 25) Do proposals respect and enhance existing green corridors and biodiversity habitat networks?
- Has site capacity for tree planting been considered and opportunities integrated, to help achieve National Planning Policy Framework (NPPF) (paragraph 131) and local targets for tree canopy cover (Cornwall Policy G3)?
- Have the Biodiversity Net Gain requirements been considered in accordance with the Environment Act 2021?
- Have nature-based water management solutions/ SuDS been integrated to manage on-site water and the area's flood risk (Cornwall Policy 26)?
- Will any communal amenity space be created and are measures incorporated to successfully fund landscape maintenance work?
- Have aspects of active and passive security been fully considered and integrated within development?
- Is active travel promoted at street level, and has the masterplan been designed to connect to existing non-vehicular movement networks?

Views and landmarks

- Does the development fall within any areas defined as key settlement views? How are these respected in the design?
- Are new views of the existing settlement and surrounding area incorporated into the proposal?
- Does the masterplan include sufficient green infrastructure screening to help embed the development within its setting?

Architectural details and materials

- Have opportunities to showcase materials aligned to the local geology been integrated within design proposals?
- Can local materials be specified to support local industry?
- Has material specification considered user maintenance? Have appropriate materials been considered which provide longevity and robustness?
- Do the proposed materials harmonise with the local vernacular and ensure Cornwall's distinctive character is respected/integrated?

- Does the proposed development articulate the design language/character of the settlement?
- Does new development demonstrate strong design rationale, quality material specification and good detailing appropriate for the local climatic conditions?
- Is building performance a priority, relating to sustainability, running costs and user enjoyment?
- Has a fabric first approach to energy efficiency been integrated as a primary design driver? Are there opportunities to improve the thermal performance of the building fabric and future proof development?
- Have window, door, eave, verge and roof details been refined and considered in response to microclimates?
- Has flood resilience been designed into development?

Parking and utilities

- Does the parking strategy accord with Cornwall's parking hierarchy, sensitively designed small blocks of off-road parking followed by on-street parking, then parking on plot (Cornwall Design Guide 5.8)?
- Are parking blocks well-integrated, inclusive of passive surveillance, permeable surfaces and well specified green infrastructure?
- Has the developments opted for cleaner space heating technologies?
- Does new development include fast internet speeds and space to work from home?
- Is the use of renewable energy and energy saving/efficient technologies encouraged and maximised?
- Are all utilities and technologies well integrated with the building design?
- Does the lighting strategy reflect the strategy of the settlement for both private and public lighting applications?
- Has adequate provision been made for bin storage, including areas for waste separation, holding and recycling?

Design Code 01

Pattern and layout of buildings

Area-wide Design Principles

1. Development should demonstrate the enclosure and density characteristics of the surrounding context;
2. New residential development should be designed to be permeable and designed along connecting roads. Separate parking areas and pedestrian access 'walks/ mews' should be encouraged;
3. Where practicable, development should provide space to design-in pavements and access tracks which connect through developments. Characteristic narrow streets and low speed limits should be used to promote safe pedestrian flow and tie-in with existing human scale streets;
4. Development building layouts should provide meaningful space for nature;
5. Development edges should engage/mesh contextually and development 'gateways' should be practical, safe and attractive; and
6. New residential development layouts should respond to site specific microclimates to harness opportunities to improve thermal efficiency and reduce energy consumption for building users.

Figure 38: - Tight street pattern, formal building line with gardens opposite.

Pattern and layout of buildings

Character Area Specific Design Codes

CA1 - Historic Centre

A. Building line should be informal;

B. Allow for a mix of primary and perpendicular facing buildings towards access roads;

C. Elevations should mark the edge of plots and continue with boundaries; and

D. Consider plot shape as the significant factor in responsive design.

Figure 39: - Example of stone boundary wall.

Dwellings vary in arrangement, enclosure is created by plot edge definition by building or boundary.

CA2 - Core

A. Street setback variation should be integrated within development design, with examples of larger garden frontages and minimal frontages used;

B. Building line should be formal, with properties designed to either face or align perpendicular to main access;

C. Buildings should be responsive to topography, with topography used to drive design; and

D. Building plot design could integrate areas which straddle human scale access, providing gardens, areas for car parking and bin storage opposite the house.

Figure 40: - Example of formal building lines and long garden plots opposite.

Building design should respond to topography as the cue for plot arrangements.

Character Area Specific Design Codes

CA3 - St Michael's

A. Building line should be predominantly formal, with some variation accepted;

B. Buildings should be responsive to topography, with topography used to drive design; and

C. Shared driveway access/egress is characteristic.

Figure 41: - Example of terraced response to topography.

Shared driveway access can be used to minimise street interruptions and better manage pedestrian/ vehicular conflict.

CA4 - Post War

A. Cul-de-sac arrangement must integrate pedestrian through-connections;

B. Development should include areas with minimal and larger setback, to align better with settlement character;

C. There should be areas of informal and areas of formal building line, to align more with settlement character; and

D. Plot definition should be demonstrated with boundaries which align with settlement character, inclusive of development buildings which align perpendicular to main access and those which define plot boundaries.

Figure 42: - Example lacks plot definition.

There needs to be more identifiable design lineage with older settlement areas demonstrated across this character area.

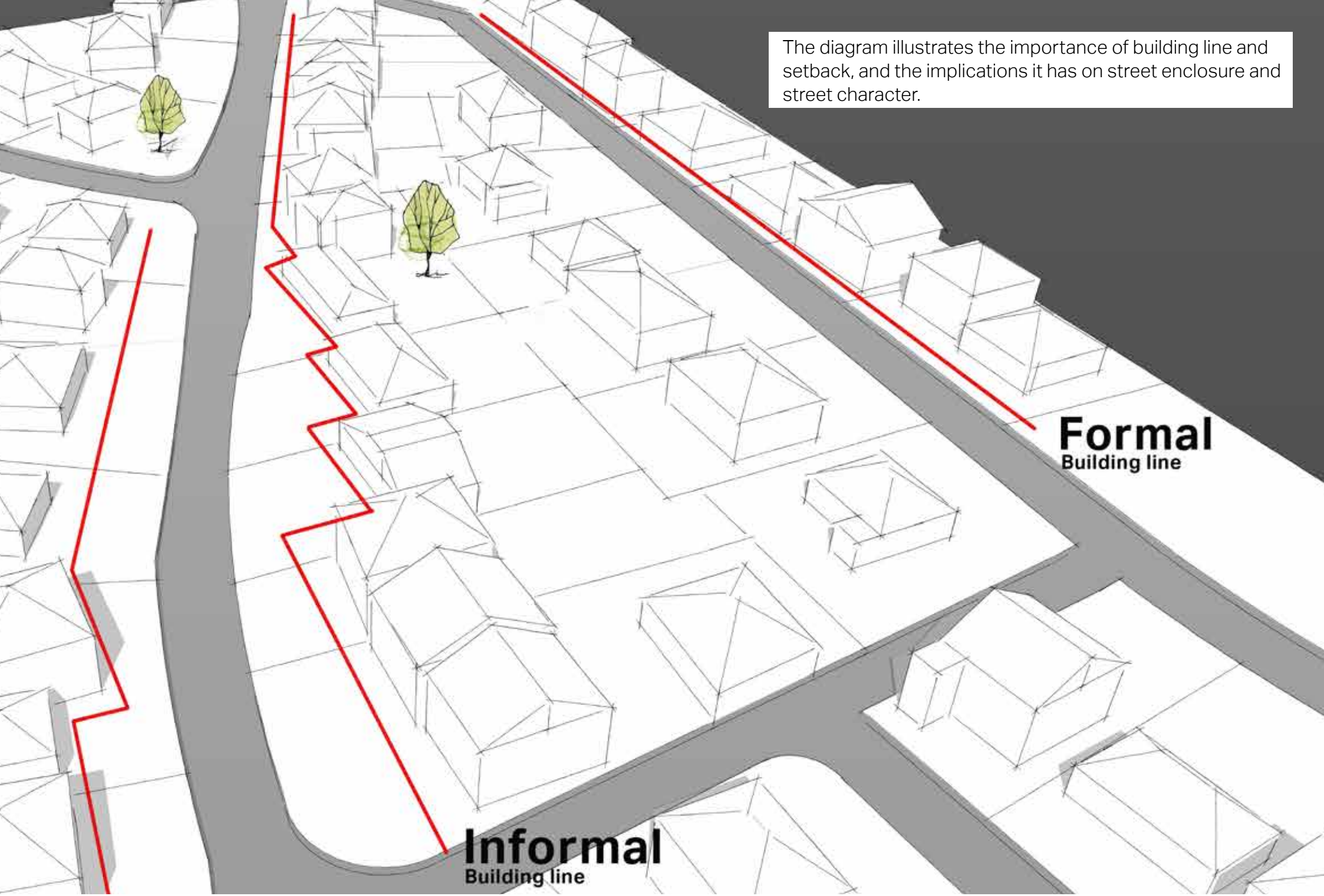


Figure 43: - Building line and the influence on street character.

Figure 44: - Adapted short terrace of simple architectural character, responsive to levels and with characteristic boundaries. Achievable precedent.

Design Code 02

Access, green infrastructure (GI), active travel and open space

Area-wide Design Principles

1. New residential developments should design-in meaningful feature trees and include a combination of hard (Cornish hedges) and soft (native) boundaries to provide habitat networks;
2. Nature based solutions, including SuDS water management and targeted species planting should be integrated to improve where required the areas flood resilience;
3. Developments should be designed around the retention of existing green infrastructure elements such as trees and field boundaries by applying the biodiversity mitigation hierarchy and development green infrastructure should be designed to bolster and bridge gaps and improve the overall habitat network;
4. Surface materials should permeable combined with robust details to provide longevity;
5. Turf with plastic netting or artificial turf should not be specified; and
6. New development should incorporate bolt-on features to assist biodiversity including bat bricks, bird boxes (BS 42021:2022 Integral nest boxes) and hedgehog gravel boards.

Figure 45: - BS 42021:2022 sets out requirement for Integral nest boxes.

Figure 46: - Settlement greening with contextual trees. Also illustrates detrimental influence of on street parking, which requires designed in solutions.

Access, green infrastructure, active travel and open space

Character Area Specific Design Codes

CA1 - Historic Centre

A. Development should be formed along connecting streets (vehicular and pedestrian connectivity);

B. Density and access characteristics should resemble mini blocks, with a high degree of street interest; and

C. There should be provision of viewing gaps, for visual links to the Kennall Valley and contextual woodland.

Figure 47: - Example tree courtyard feature.

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

CA2 - Core

A. Development should be formed along connecting streets (vehicular and pedestrian connectivity). If unpractical for infill development, pedestrian onward connectivity is necessary; and

B. Building arrangement should maximise external space sunlight provision, with gardens facing south or with longer gardens to allow for sunlight provision.

Figure 48: - Large specimen tree (meaningful GI).

The walkability of the character area is one of the main characteristics.

Character Area Specific Design Codes

CA3 - St Michael's

A. Building arrangement should maximise external space sunlight provision, including longer gardens where necessary to allow for sunlight provision; and

B. Areas which back onto the Kennall Valley should integrate linear green infrastructure elements (native species) and nature based SuDs features.

Figure 49: - Characteristic hard and soft landscape elements.

Variance in building line affords space for larger setbacks, characteristic stone walls and GI, including large trees.

CA4 - Post War

A. Low garden walls and no garden walls are characteristic here. Development here which uses these details should ensure the frontage contains some elements of meaningful green infrastructure. Areas completely covered with hard surfaces should be avoided; and

B. Simple SuDs features like downpipe box platers, permeable gravel surfaces (well detailed and retained by upstands) or grasscrete could work well here.

Figure 50: - Imagine the improvement if fencing was replaced with native species hedges.

Green infrastructure can add many benefits to residential streets.

Figure 51: 9 - A view through a central green space with trees towards a lichen covered stone house (street biodiversity).

Design Code 03

Architecture and details

Area-wide Design Principles

1. Innovation which supports a balanced new architecture blending the benefits of vernacular and contemporary design, and which demonstrates strong design lineage should be encouraged;
2. The provision of well-considered external storage is a requirement across the settlement. Development should consider porch storage options and/or storage built into garden walls, to offer concealed areas to store everyday items;
3. The internal fit-out should be robust with consideration for the passage of sound between internal rooms and especially within adjoined properties;
4. Flat roofs for buildings, extensions, garages, dormer windows and porches should be avoided, however, flat roofs with ecological green/brown roofs are acceptable;
5. Architectural variety should be integrated through reactive design which responds to existing environmental, natural, plot or built constraints; and
6. Net Zero and development go hand in hand. Building detailing and the conservation of heat and fuel and the minimisation of construction waste should be key development considerations.

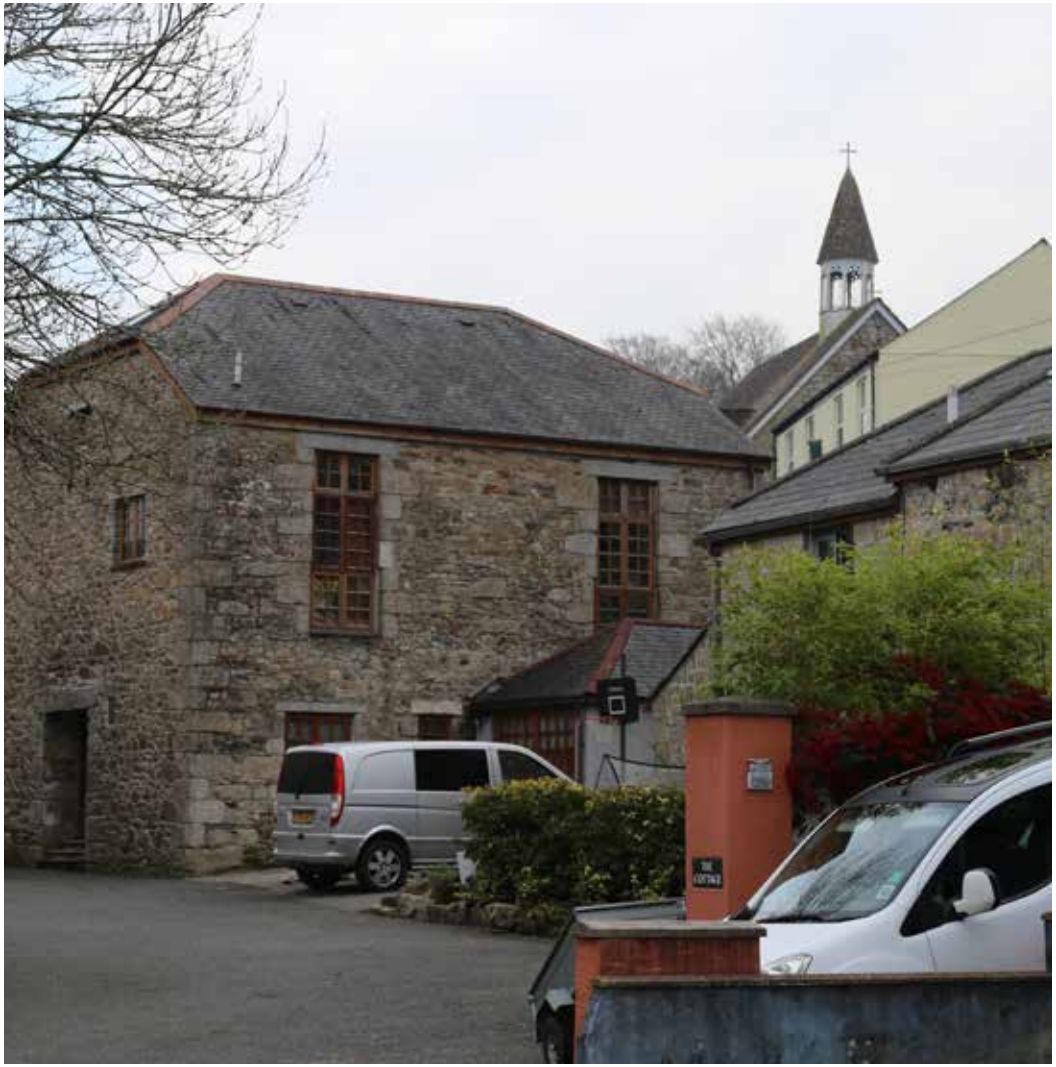


Figure 52: - A striking combination of public and private spaces, design elements and materiality.

Architecture and details

Character Area Specific Design Codes

CA1 - Historic Centre

A. Roofs should be pitched with variation between gabled and hipped roofs, including examples with clipped-hipped roofing; and

B. It is characteristic for rooflines to articulate changes in level across terraces. For adjoining roofs across a terrace to vary in detail (overhang and size/depth) and for roof heights to vary across adjoining properties.

Figure 53: - Example of roof type and height variation.

A characteristic which would suit small pocket infill development.

CA2 - Core

A. External porches, and internal recessed porches are characteristic. External porch roofs should be pitched and internal recesses must be sufficient to provide weather protection;

B. Building setback variation across adjoined facades is characteristic; and

C. Adjoined buildings formed in short rows down topography, should include stepped rooflines.

Figure 54: - Staggered roofline.

Simple terraced properties articulate the construction timeline and topography with a staggered roofline.

CA3 - St Michael's

A. It is characteristic for development to be positioned in a way that complements topography, creating a clear distinction in the street between upper and lower side;

B. Dwellings on the upper side of the development should follow the natural contours of the land, ensuring a harmonious blend with the landscape;

C. Developments on either side of the street should be designed so as not reliant of steep driveways and stepped access; and

D. Developments should incorporate scantle roof design where possible.

Figure 55: - Scantle slate roof.

A scantle roof arrangement comprises small Cornish slates often laid in diminishing courses, and fixed to the batten and laid on a bed of lime mortar. Traditions like this need to kept alive and therefore integrated where possible in new development.

CA4 - Post War

A. Roof structures should be pitched, inclusive of garages, out buildings, porches and dormer windows;

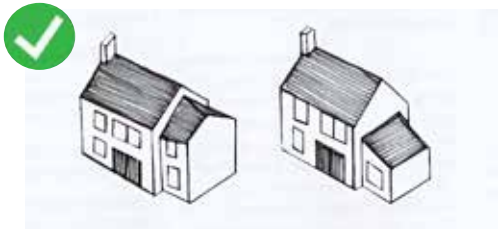
B. Storey and a half typologies are characteristic; and

C. New development here must better articulate the design lineage of earlier settlement areas.

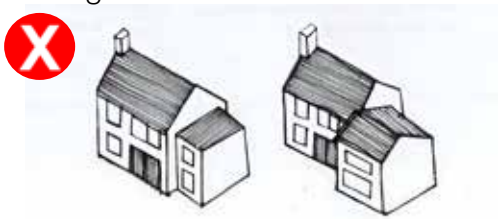
Figure 56: - There is a general lack of design lineage demonstrated in post war developments.

Flat roof garages should not be integrated within new development.

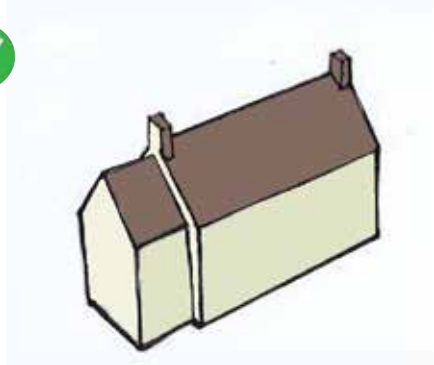
Example design treatment for extensions and loft conversions:



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



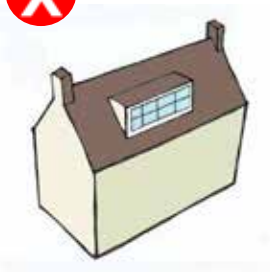
Both extensions impact the existing dwelling massing and building line negatively. Further issues include roofline and rainwater management.



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

Loft conversion incorporating skylights.

Loft conversion incorporating gabled dormers.



Loft conversion with a long flat roof dormer. Goes against the dwellings design language.

Window fenestration is balanced and skylights mainitain the rhythm.

Gabled dormers maintain fenestration balanced.

Dormer location impacts the dwellings synergy.

Example design treatment for extensions and loft conversions:

Example design treatment for fenestration

1. Fenestration directed to public/private spaces increases natural surveillance and can enhance the safety and interaction within different spaces. Considerations for natural surveillance, interaction, and privacy must be carefully balanced;
2. Corner buildings should incorporate windows on both primary façades. Long stretches of blank (windowless) walls should be avoided within village settings;
3. Windows should be generously proportioned and designed to maximise natural light. Overly fussy design can inhibit natural light; and
4. Consistent window design and shape should be used with a preference for simplicity and avoidance of visual clutter.
5. Varieties in window types, shapes, and details should however be encouraged across the same development.

Figure 57: - Variation across the terrace is pronounced.

Figure 58: - Windowless primary facades should be avoided.

Figure 59: - Window rhythm unbalanced by central timber clad element.

Example design treatment for waste

Household waste and recycling is an essential part of everyday life and there are regional differences in waste separation management and bin size which designers must understand and responds to. The integration, design and location of suitable service areas have implications on use and the aesthetics of the property.

The following guidelines are recommended:

1. Waste storage should be located with easy access to the servicing street and away from amenity spaces. Bins should be placed as close to the dwelling's boundary, such as against a wall, fence, or hedge, without obstruction to pedestrian and vehicle movements;
2. Rain runoff should be considered in bin enclosure design. Directing runoff to flow naturally down an adjacent boundary or to shaded areas that will not dry out in the sun should be avoided;
3. Bin enclosures should be scaled to the sufficient size for all the necessary bins or purpose and should not block views from windows;
4. Bin enclosures should include doors to screen bins and prevent winds or scavenging animals disturbance; and
5. Living roofs are recommended for bin enclosures as are integrated water management (water butts) .

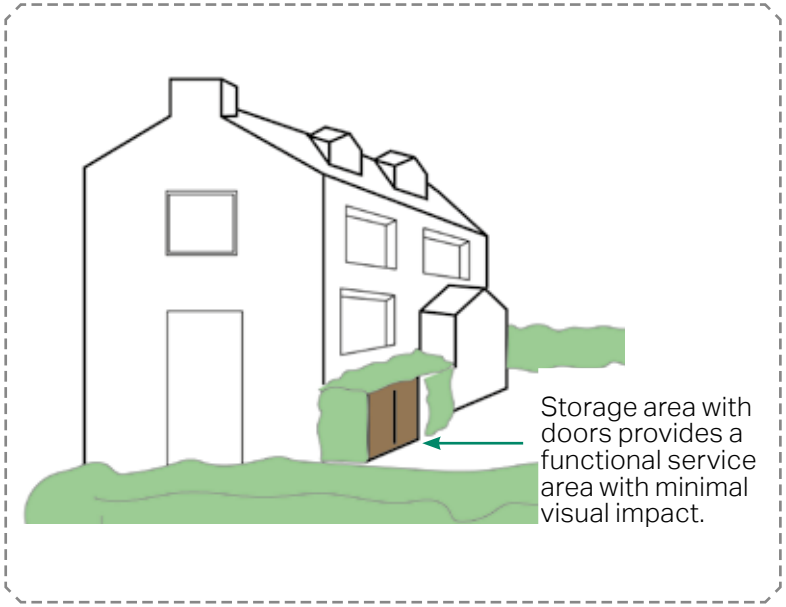


Figure 60: - Storage area with sedum roof.

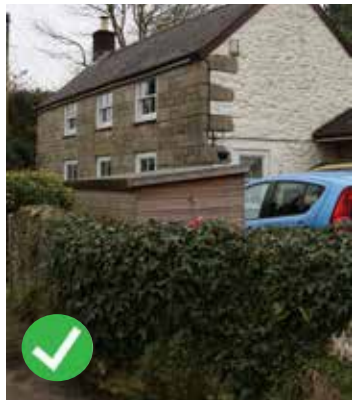


Figure 61: - Storage area located on external boundary.

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

To create successful places, that are ***representative of the people that live there, settlements must evoke a “sense of place”***. Words regularly used by designers to define the unique qualities of settlement character which evolves slowly over centuries, as a coalescence of everyday practices, shaped by people and place. Settlement buildings often document this history, with architectural building styles and materials illustrative of the unique relationship and response people have to their environment.

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

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

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

Figure 64: - Example of clear design lineage and innovation (new development).

Figure 65: - Example of original dwellings.

Figure 66: - Thinly applied wash exposes the rubble construction beneath to give a textural finish.

Design Code 05

Materials

Area-wide Design Principles

1. Net Zero should be a key specification consideration. Green guides should be used to source sustainable products, with a preference for locally made low embodied carbon materials and material re-use;
2. Care should be taken to ensure the correct renders are used on buildings appropriately;
3. Stone construction is seen across the Neighbourhood Area in building elevations and boundary walls. Stone should continue to be specified which reflects the local geological character, reconstituted stone or stone slips should be avoided;
4. The impact of material specification on street/settlement character should be considered. Material evolution should not be constrained, however there must be evidence of material lineage, and new materials must be sympathetic to the existing vernacular;
5. Slate roofing is the principal roofing material of the Neighbourhood Area. Care should be taken when specifying slate to ensure comparable thickness and quality of the product. UK based products specification should be encouraged; and
6. If concrete tiles must be used in post war areas, there should be a preference for small flat tiles to accord with the aesthetic of slate.

Figure 67: - Material palette examples.

Materials

Character Area Specific Design Codes

CA1 - Historic Centre

A. The use of granite should be promoted, if needed, in combination with render, and used sparingly on important visible elements such as plinth stones, quoin details or lintels; and

B. Renders and washes should be used to add texture to facade finishes.

Figure 68: - Texture variation is a key architectural design principle.

A simple unfussy material palette, with variation in surface treatment used.

CA2 - Core

A. The use of granite should be promoted, if needed, in combination with render/washes, and used sparingly on important visible elements such as plinth stones, quoins detail or lintels; and

B. Wooden panel fencing should not be used for road facing boundaries.

Figure 69: - Use of stone, render and gravels.

Characteristic local materials.

Character Area Specific Design Codes

CA3 - St Michael's

A. Stone construction should be promoted in this character area. Brick gables and accents would also be characteristic;

B. Stone boundary walls should be encouraged for road facing boundaries; and

C. Wooden panel fencing should not be used for road facing boundaries.

Figure 70: - Example of road facing panel fencing.

Primary boundaries are best finished with high quality modern or vernacular materials.

CA4 - Post War

A. New development here must strive to reconnect with characteristic elements used in the wider settlement. Elements such as quality stone wall boundaries should be built on primary boundaries;

B. Slate should be used for roofs, and there is also precedent for thatch which should be encouraged; and

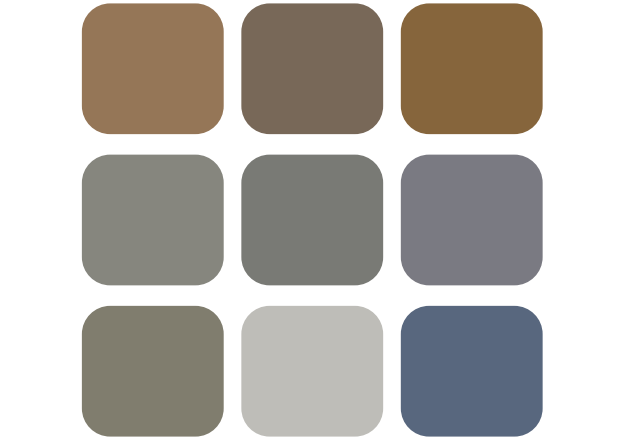
C. Slate hanging should be viewed as a characteristic alternative for building facades, and renders/washes should be applied in combination with granite elements to evoke settlement character.

Figure 71: - Simple material changes could integrate this bungalow better with settlement character.

Materials evolve but there should be recognisable settlement character in all new developments.

The Neighbourhood Area has a rich material palette which demonstrates the rural/agricultural/industrial aesthetic of the Ponsanooth Parish. Across the settlement, material evolution has introduced the use of some elements incongruent to settlement character such as concrete tiles, uPVC gutters and some render finishes.

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



Indicative colour palette / material tonality












Figure 72: - Textured lime render, twin gable chimney and thatch roof.

Details and materials

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:

- Simply stout terrace cottage typology (proportions);
- Door and window recess;
- Raised setback (frontage) defines boundary and provides space for bench or planters, and could form part of a passive flood strategy;
- Granite principal façade, textured render gable which defines granite quoin. Textural finishes overall; and
- Modern timber fencing appropriately contrasts and provided functional side access.


Frontage


Modern


Contrast


Recess

Details:

A A granite façade is evocative of place.

B A thick coated gable render not only protects the gable but could be implemented to cut construction costs.

C A well-appointed modern timber fence timber fence, combines with other modern touches including the grey gable paint and dark uPVC frames to demonstrate the potential of a modern vernacular palette.

- Pebble dashed render (front), exposed gable;
- Hipped slate roof (small slates);
- Elaborate boxed gutted;
- Dwarf wall decorative timber porch;
- Large sash windows offset from soffit and fascia; and
- Spacious front garden.

Details:


Roof


Porch


Sash


Boundary

A Plot size and garden creates punctuation in the streetscape. The property sits centrally with elegance in proportions and rhythm.

B High quality slate, note the silvery colour. Much different from the very thin imported slate often used.

C Pebble dashed (textured façade) with exposed stone gable.

- Good quality slate with characteristic colouration;
- Symmetrical dormer frontage; and
- Granite chippings used on driveway.

A The proportions and symmetry of the dormers.

B Granite chippings, dwarf wall and timber slatted fence are good modern examples which create a positive external space. The tapered granite boundary wall further accords with local character.

Details:


Roof


Porch


Materials


Boundary

Deliverability

05

5. Deliverability

5.1 Delivery Agents

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

Applicants, developers and landowners

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

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

Local Planning Authority

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

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

Parish Council

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

Local Community

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

Statutory consultees

As a reference point when commenting on planning applications.

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

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

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

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

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

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

6. References

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7. Glossary

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

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

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

Built form: Buildings and structures.

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

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

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

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

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

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

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

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

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

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

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

PRoW: Public right of way.

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

Setting: The context or environment in which something sits.

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

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

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

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


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