

Wendron

Neighbourhood Area

Design Codes and Guidelines



Quality information

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A photograph of a residential street with a large green circle overlay. The street is paved and has a stone wall on the left side. There are houses and trees in the background. A silver van is parked on the right side of the street. A speed limit sign is visible on the left. The green circle contains the text 'Introduction' and '01' in white.

Introduction

01

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 Wendron Parish Council 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 Wendron 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'* (paragraph 131 NPPF, 2023).

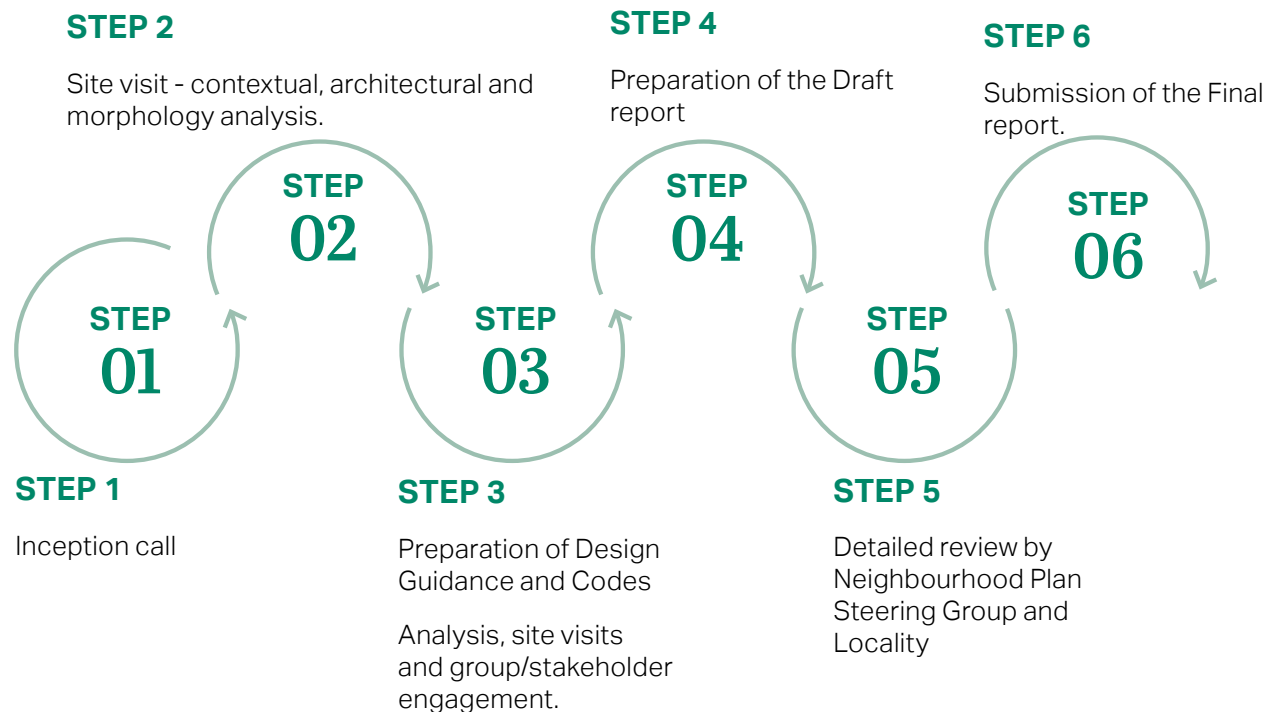
The NPPF also emphasises that *'the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'* (paragraph 130 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 the Wendron Parish.

1.2 Process

The following steps were undertaken to produce this document:



1.3 Stakeholder engagement

Members of the Wendron Parish Neighbourhood Plan Steering 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 site consultation, which have informed the preparation of this Design Code, and are set on the right. These issues have been identified at a wider scale and represent the aspirations of the Neighbourhood Plan that can be achieved through design and masterplanning:

- Mostly small-scale developments pockets;
- Some quality/material specification issues;
- Mining heritage; and
- Helston fringe expansion.

The Steering Group have also conducted Parish consultation. A detailed community survey was carried out between 17th August and 20th November 2022. Fifty one responses were received in all. The response was heavily biased towards the older population of the Parish.

Listed are those questions and answers most relevant to residential development:

1. What development would you most like to see in the parish?

Housing 35.9%

Road 20.5%

Community facilities: 17.9%

No development 15.4%

Other 12.8%

2. What types of housing do you need currently or predict for future for immediate family within the parish?

Affordable 54.9%

Sheltered for elderly/disabled 51.0%

Other market housing 43.1%

3. What types of development do you need currently or predict for future for immediate family within the parish?

Prioritise brownfield 72.5%

Greenfield 9.8%

4. How should this development be delivered?

Between existing housing 47.1%

On new sites 25.5%

**Neighbourhood Area
context analysis**

02

2. Neighbourhood Area context analysis

2.1 Location and area of study

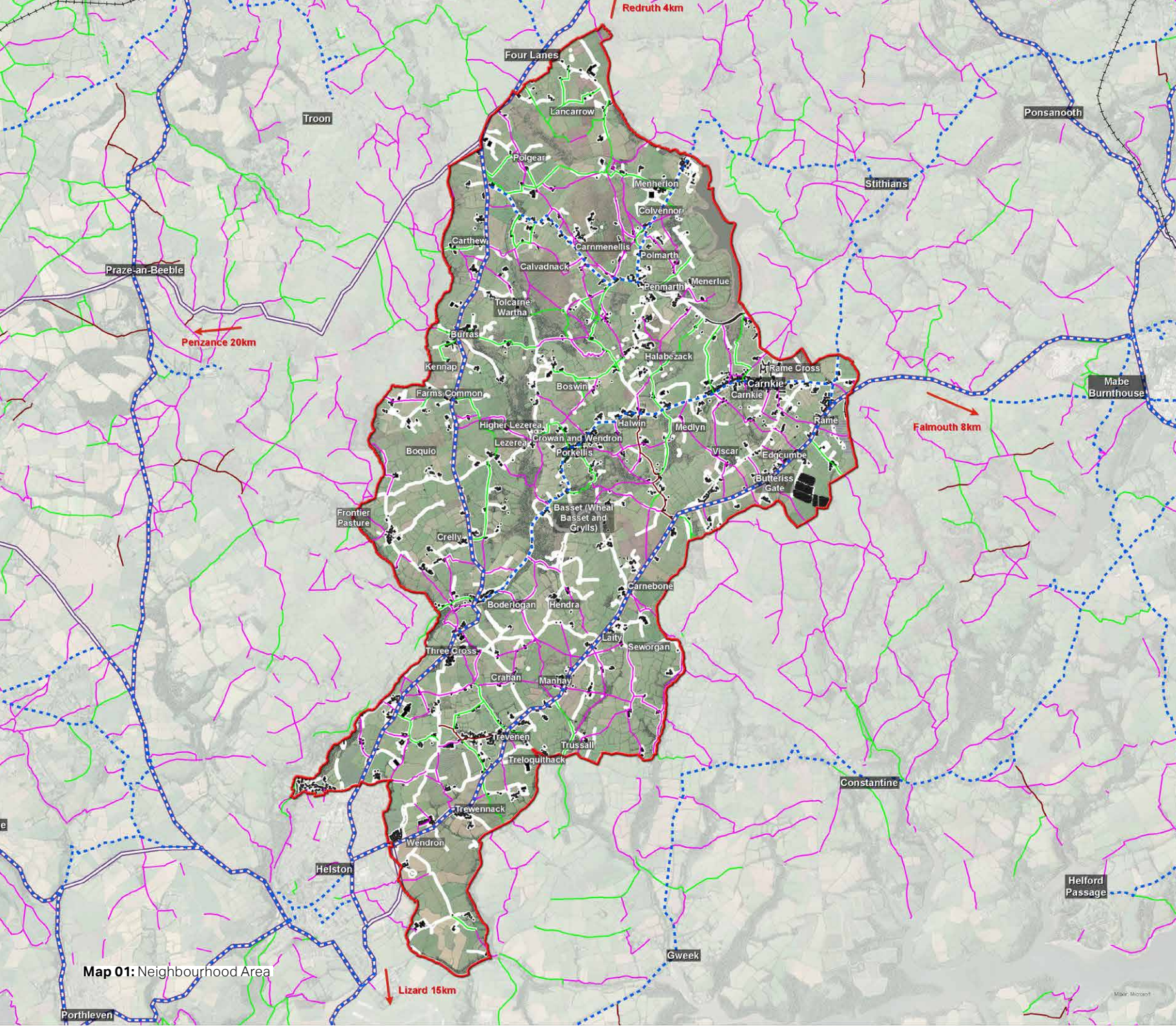
The Wendron Neighbourhood Area was formally designated on 12th June 2015 by Cornwall Council to support the development of a Neighbourhood Plan. The Parish covers an area of approximately 3991ha and is situated adjacent and north of Helston, approximately 10km west of Falmouth, approximately 5km east of Camborne and 5km south of Redruth. Wendron has strong ties with the tin mining industry with a large central area of the Parish officially inscribed part of the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). The Wendron Area of the WHS is one of the smallest, but rich in mining history with some of the best-preserved examples of mineworkers' smallholdings anywhere in the WHS.

The northern area of the Wendron Parish is recognised by the 2016 Cornwall Local Plan as an Area of Great Landscape Value (AGLV). An AGLV signifies land of exceptional scenic quality and unique

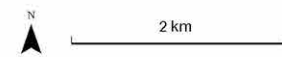
characteristics that warrant special protection from development. This designation was established by the Town and Country Planning Act 1947. The AGLV encompasses the entire northern boundary area from Burras across to Stithians Reservoir in the east and up to and including Carn Brea (north west), and across just south of Camborne. The Parish is mainly covered by Cornwall Character Area (CCA) 10 Carmenellis, with southern areas close to Helston covered by CCA 6: Hayle to Helston Hinterland.

Wendron Parish is accessed and served via the A394 road and a small network of local roads. Wider connections are possible in the west to the A30 and in the northeast to the A39. The closest rail stations are at Redruth, Camborne and Falmouth which provide convenient access to regional and national rail networks.

A bus service operates within the Parish, offering bus routes connecting Wendron to surrounding areas. Wendron Parish has an extensive network of Public Rights of Way (PRoW), connecting residents to nearby villages and landmarks, giving access to the countryside for outdoor recreation and enhanced mobility options for residents and visitors.



- Wendron Parish Boundary
- Public Transport
- Rail
- Main Road
- Footpath
- Bridleway
- Byway
- Restricted byway



Map 01: Neighbourhood Area

2.2 Land use

Wendron Neighbourhood Area has a rugged and scenic backdrop linked with a network of PRow and country lanes lined with Cornish Hedges. The upland landscape setting is entirely landlocked featuring open spaces and picturesque countryside, comprising an undulating granite plateau with small outcrops and incised stream valleys. There are few trees at higher elevation, but broadleaved plantations can be found in valleys. Farmland is undulating, producing some crops but is predominantly used for livestock rearing and dairy. Visible remnants of historical mining activity includes chimney stacks, wheal houses, scarred ground, and the influence on settlement patterns which contribute the Neighbourhood Area's character and form part of the WHS designation (Wendron Mining District) which covers a significant portion of the central Parish.

The main settlements of Neighbourhood Area include Trewennack, Trevenen, Porkellis, Carnkie, Wendron, Carmenellis and Rame Cross. These villages and hamlets are supported by a small range on shops and amenities including; Vicarage Farm Shop, Rame Cross Post Office, Wendron Football and Cricket Club, Halfway House and The Star Inn public houses, numerous accommodation offerings and other small businesses. For other hub amenities, travel to one of the surrounding larger towns is required.



Figure 01: Wheal Rose Engine House, A394.

2.3 Landscape, ecology and heritage designations

The Wendron Neighbourhood Area is covered by National Character Areas (NCA):

NCA 152: Cornish Killas; &

NCA 155: Carnmenellis

NCA 152: Cornish Killas

Key characteristics:

- A large area which covers the main body of Cornish landmass around the granite outcrops of Bodmin Moor, Hensbarrow, Carnmenellis, West Penwith and The Lizard;
- Characterised by its open character, extensive views, and relationship with the dramatic coastline;
- The area is rich in minerals such as copper and tin and has a long and internationally important history of mining. There are numerous industrial archaeological sites, some of which form the part of the Cornwall and West Devon Mining Landscape WHS; and
- A dispersed settlement pattern of hamlets, farmsteads, fishing villages and historic mining villages, featuring simple buildings, nonconformist chapels, and wayside crosses.

NCA 155: Carnmenellis

Key characteristics:

- Carnmenellis is an area of exposed granite hill tops offering long views over the surrounding landscape, rising to a maximum elevation of 252 m at Carnmenellis Hill and the prominent Carn Brea monument overlooking Redruth;
- The central open moorland is surrounded by patterns of irregular ancient fields and very distinct regular 18th- and 19th-century enclosures dominated by Cornish hedges constructed from moorland boulders. Prominent remains of prehistoric field patterns are present; and
- Remnants of the 19th-century mining industry abound. Engine houses and mining warehouses, processing buildings, terraced houses and Methodist chapels are major characteristics of the industrial areas.

Wendron Neighbourhood Area is also covered by two CCAs:

- **CCA Profile 6: Hayle to Helston Hinterland;** and
- **CCA Profile 10: Carmenellis.**

Hayle to Helston Hinterland:

Key characteristics:

- The underlying geology is mainly Upper Devonian mudstone, siltstone and sandstone;
- The gentle, rolling topography has been formed by the erosion of shallow stream and river valleys which dissect the area;
- The field pattern is small to medium and predominantly medieval in origin;
- Towering Cornish hedges and thick field margins represent the dominant field boundary. Lower, narrower hedgerows are more common in areas of post-medieval and modern enclosure;
- Narrow but dense belts of riparian woodland wind along the river valley floors containing a range of broadleaved species; and
- This area contained some of the oldest, richest, deepest and most technologically innovative mines in Cornwall, such as Great Work and Wheal Vor.

Carmenellis

Key characteristics:

- The plateau is formed by a large igneous intrusion (granite boss), which has given this area its distinctive topography and landscape character;
- There are remains of tin and copper mining activity including structures and tips and many miners' smallholdings. Strong visual association with its history of marginal farming and basic settlements and engine houses creating a melancholy atmosphere in the post-Industrial age;
- Several large masts (such as the communications mast at Four Lanes) form major landmarks on the high points of the area and punctuate the sweeping skylines; and
- Historic nucleated settlements.

Landscape, ecology and heritage designations

Within the Neighbourhood Area:

World Heritage Site: Cornwall and West Devon Mining Landscape (WHS)

- *Wendron Mining District.*

World Heritage is the designation for places on Earth that are of Outstanding Universal Value to humanity and as such, have been inscribed on the World Heritage List to be protected for future generations to appreciate and enjoy.

Listed buildings and structures

Three Grade I listed status:

- *1142019 - Gatehouse and adjoining courtyard walls immediately in front of Trenethick Barton Farmhouse;*
- *1328447 - Church of Saint Gwendron; and*
- *1328458 - Trenethick Barton Farmhouse including rear courtyard and walls and gateway.*

Scheduled monuments

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments on the schedule.

Scheduled Monuments listings:

- *1001727 - Round cairn 185m NNW of Old Hilltop Farm;*
- *1001730 - Two bowl barrows 250m west of Silverwell Farm;*
- *1005431 - Three bowl barrows 245m north west of Gregwartha Cottage;*
- *1006655 - Wayside cross at Trenethick Barton;*
- *1006658 - Round cairn with later shelter and beacon known as Beacon Hut, 430m NNW of Wheal Lovell Farm;*
- *1006703 - Standing stone 100m west of Lezerea Farm;*
- *1006743 - Holy well at Trelill, 190m ENE of Trelill House;*
- *1006752 - Small stone circle known as the 'Nine Maidens' 60m east of Carthew House;*
- *1007289 - Part of the mining complex of Wheal Basset and Grylls Mine called Tyack's Shaft;*
- *1010851 - Bodilly Cross, at Bodilly Veor; and*
- *1021409 - Mortar outcrop at Trenear, 9m north east of Poldark Mine entrance.*

Areas of Great Landscape Value (AGLV)

AGLV areas reflect valued landscapes across Cornwall, and given increased weight in decision making as enhanced descriptions of landscape character and appearance in conjunction with Policy 23 of the Cornwall Local Plan.

- *AGLV name: Carnmenellis*

Sites of Special Scientific Interest (SSSI)

SSSI are a national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical feature.

- *SSSI name: West Cornwall Bryophytes*

County Wildlife Sites (CWS)

CWS provide wildlife refuges for most of the UK's fauna and flora and have a significant role to play in meeting overall national biodiversity targets. They represent local character and distinctiveness and contribute to the quality of life and the well-being of the community, with many sites providing opportunities for research and education.

CWS listings:

- *K35.2: Upper Cober Valley*
- *K26: Grambla and Polglase Woods*
- *K20.1: South Porkellis Moor*
- *K17: Treleggan Moo*
- *K59: Medlyn Moor*
- *K55: Bodilly Valley*
- *K23: Boquio Downs*
- *K42: Nancrossa Moor*
- *K20.2: North Porkellis Moor*
- *K57: Boswin Moor*
- *K16: Rame Common*
- *K49: Halabezack Moor*
- *K56: Calvadnack Moor*
- *K62: Little White Alice*
- *K11: Stithians Reservoir*
- *K10: Carnmenellis Moor and Lancarrow Marsh*
- *K39: Nine Maidens Downs*

Common land and village green (CL&VG)

CL&VG listings:

- *VG689: Village Green, Burras*
- *CL746: Calvadnack Common*
- *CL121: Yellow Wort*
- *CL455: Land in Poligy Moor*
- *VG69: Village Green, Penmarth*
- *CL740: Viscar Common, Carnkie*
- *CL239: Carnkie Common*
- *CL764: Rame Common*

Tree Preservation Order Areas (TPOA)

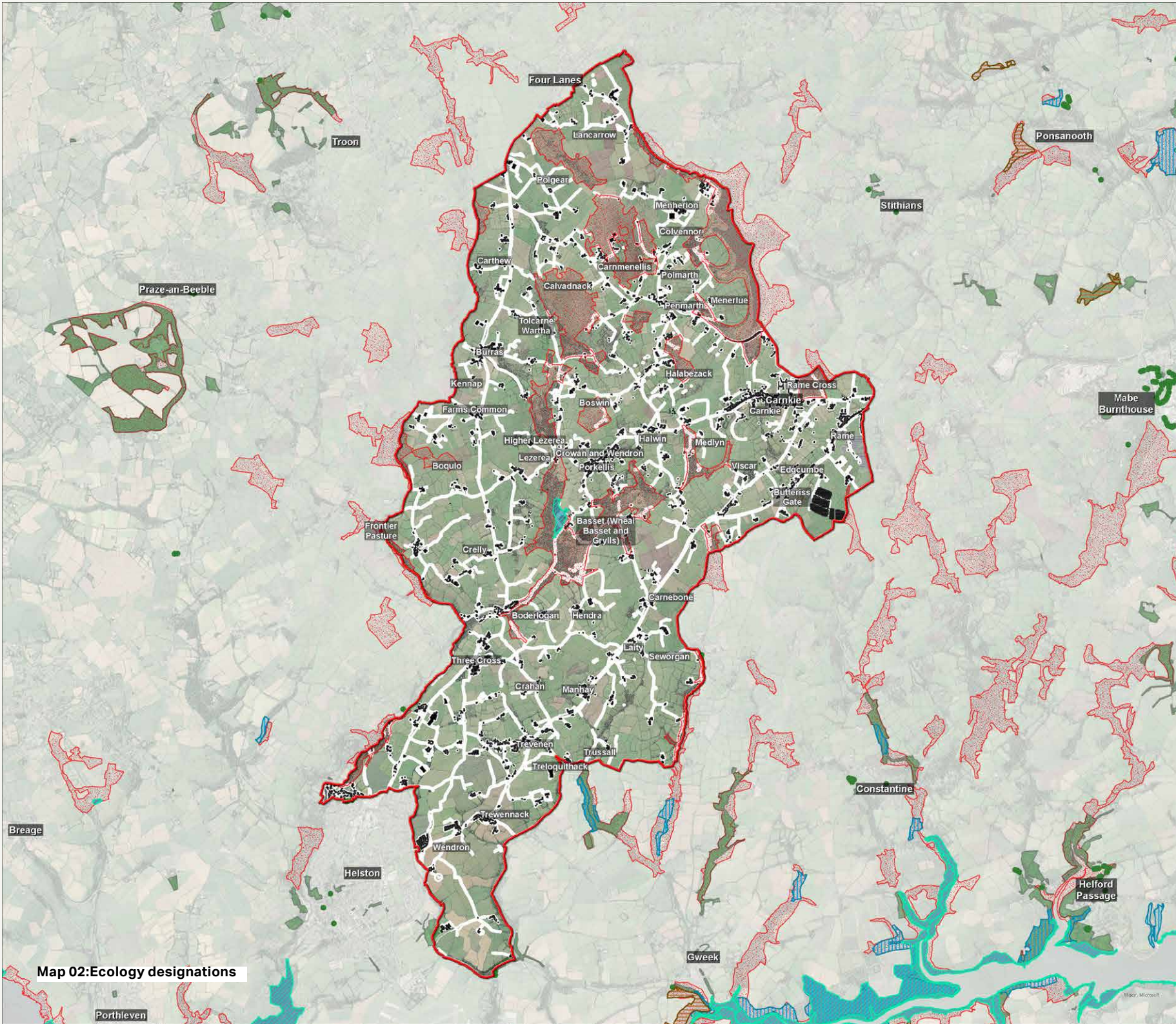
Tree Preservation Orders (TPO) may apply to any tree, group of trees or woodlands that make an important contribution to a public amenity. Before any work can take place to a tree that is subject to a TPO, you must apply for consent to carry out work to the tree.

TPOA listings:

- *Coverack Bridges*
- *The Old Vicarage, Wendron*
- *Land At Medlyn, Pokellis*

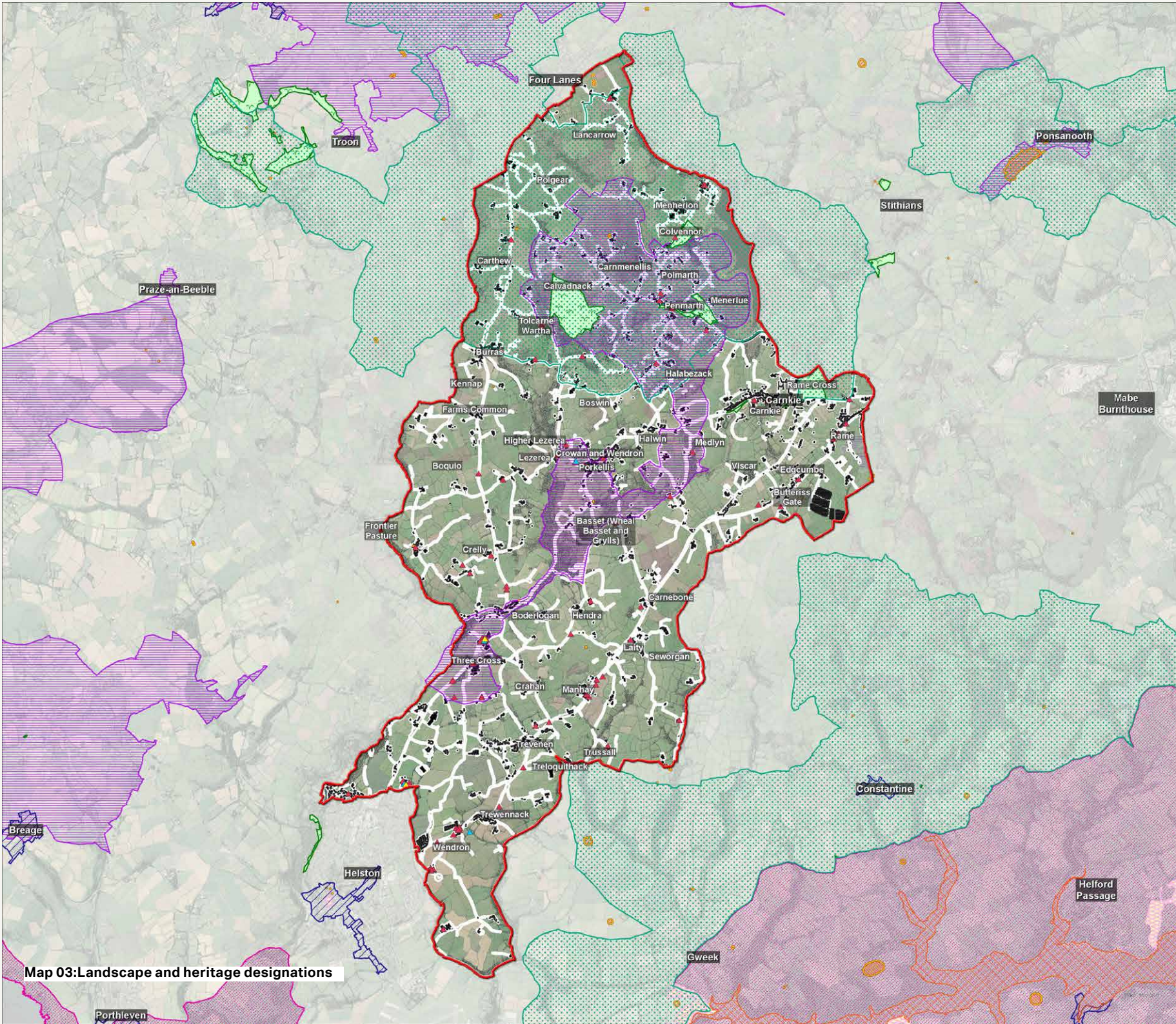


Figure 02: Common land beside Carnmenellis bus stop.

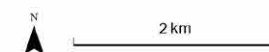


- ▬ Wendron Parish Boundary
- ▨ Sites of Special Scientific Interest
- ▨ Ancient and Semi-Natural Woodland
- ▨ Ancient Replanted Woodland
- ▨ Calaminarian grassland
- ▨ Deciduous woodland
- ▨ Lowland heathland
- ▨ Purple moor grass and rush pastures
- Tree preservation order points
- ▨ Tree preservation order areas
- ▨ County Wildlife Sites - no implied public access
- ▨ Sites of Special Scientific Interest





- Wendron Parish Boundary
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Adopted AGLVs - Cornwall Local Plan 2016
- Common land and village greens
- Special Areas for Conservation
- Conservation Areas
- Scheduled Monuments
- Registered Parks and Gardens
- World Heritage Sites
- National Landscape (formerly AONB)



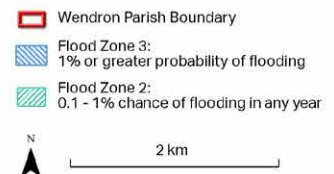
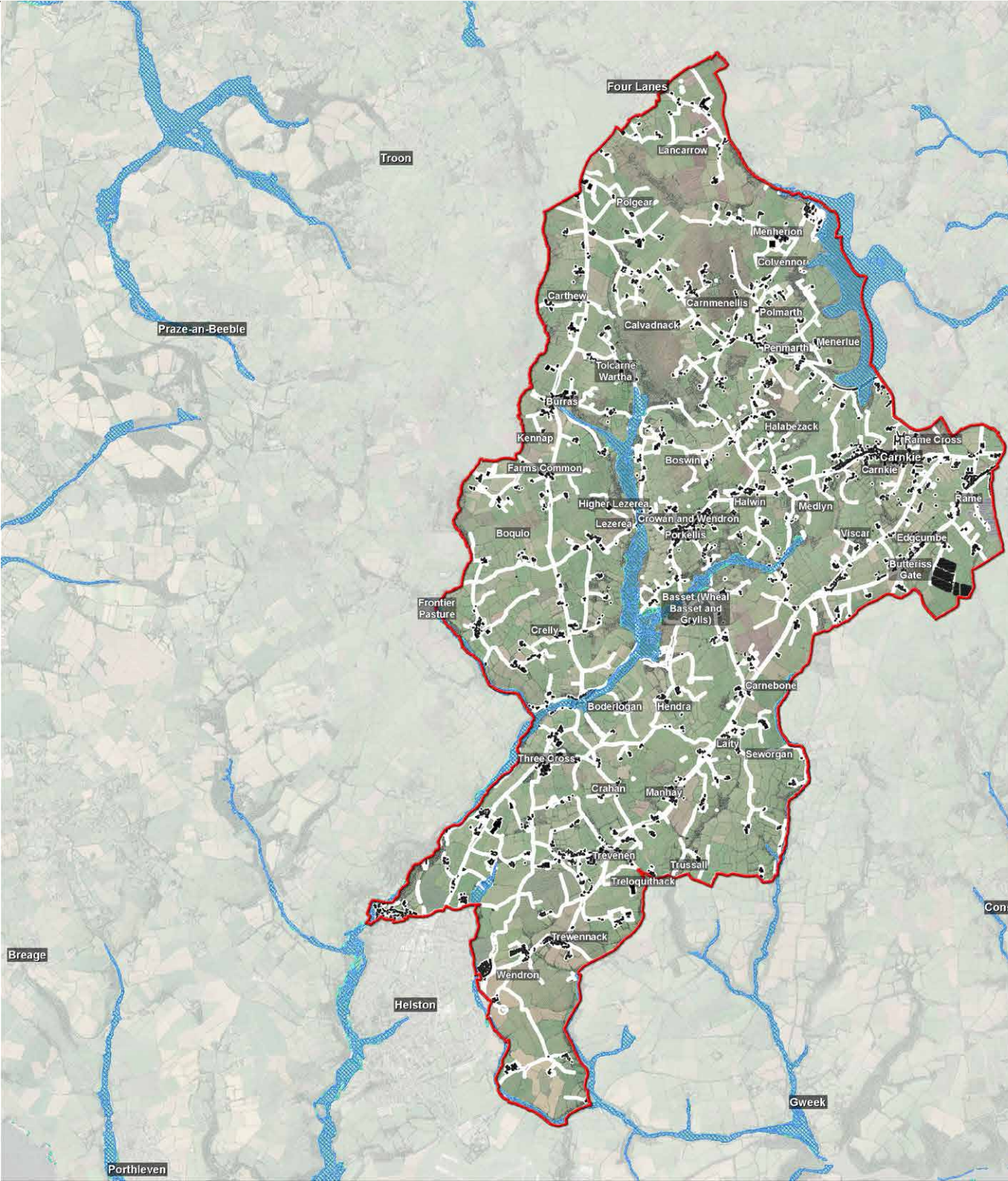
Map 03: Landscape and heritage designations

2.4 Water and flood risk

Across the Neighbourhood Area there is generally a very low risk of flooding, however concentrated along river routes and valleys there is a localised increase in flood risk.

The River Cober flanks the western side of Wendron settlement via Trenear and branches at Porkelis Moor east and west around the higher ground of Porkelis. The river valley is predominantly covered by Flood Zone 3, meaning it is an area with a high probability of flood event. Along the valley flood defences have been built to protect against flooding from rivers or the sea. The concentrated flood risk in these areas is further impacted by water runoff and developmental water management should be an important consideration.

Dark blue areas highlight the flood extent of Flood Zone 3 – 1% or higher chance of fluvial flooding and 0.5% or higher chance of tidal flooding in any year. Medium blue highlights the extended flood extents of Flood Zone 2 – 0.1-1% chance of fluvial flooding and 0.1 – 0.5% chance of tidal flooding in any year.



2.5 Cultural associations

The Wendron is an area of historic and cultural associations:

- The ubiquitous tin mining heritage has been significant in the area since medieval times.
- From the late 1700s, Wendron became part of the Cornish mining boom, as the Parish had abundant tin deposits. More than 800 people were employed in the parish in 1870 due to mining activities.
- Wendron is one of the ten areas within the Cornish Mining WHS.
- The district has one of the longest recorded histories of tin working in all of Cornwall. Tin-streamers worked the rich alluvial deposits from before the 1500s, leading to the discovery of mineral lodes later exploited through both shallow and deep-shaft mining from the 17th century onwards.
- The annual Wendron Rambuck Fair began 100 years ago as a sheep fair and still continues today as a horse show.
- There are two notable stone cross at Merther Uny.
- The site below Wendron church served as a Plen-an-gwary, a venue for Cornish wrestling.
- John Davey (1800–1884): Born in Wendron, John Davey was a botanist and horticulturist. He gained recognition for his work on orchids and cacti. Davey's passion for plants led him to become a respected figure in the field.
- Thomas Grylls (1818–1903): Thomas Grylls, a Methodist preacher, from Wendron. He played a crucial role in the Methodist revival in Cornwall during the 19th century.
- D. M. Thomas, a Cornish writer, spent part of his life in Carnkie. He gained recognition for his work and was shortlisted for the 1981 Booker Prize.
- Inspired by the grave and story of Evaristo Muchovela, Helston writer Patrick Carroll wrote the play Evaristo's Epitaph, broadcast on BBC Radio 4 in 2002.



Figure 03: Evaristo Muchovela gravestone. Credit: Glenn LeSage



Silvester
Cottage

2.6 Historic development

The parish of Wendron (or Gwendron, as it was originally called), (Cornish: Egloswendron), stretches north-east from the town of Helston which was part of the parish until 1845. The parish has a significant mining heritage which contributed to the area's development and settling/establishment. Severe unemployment followed the cessation of the mining industry and in 1878, Lord Robartes, a wealthy land-owner, tried to mitigate the situation by bringing uncultivated land into production.

Today Wendron Parish remains largely agricultural with fields and sparsely scattered settlements. Examples of heritage include structures built in or before the 1800s, including the Grade I listed Church of St Gwendron built in the 15th century with some parts existing from the 13th.

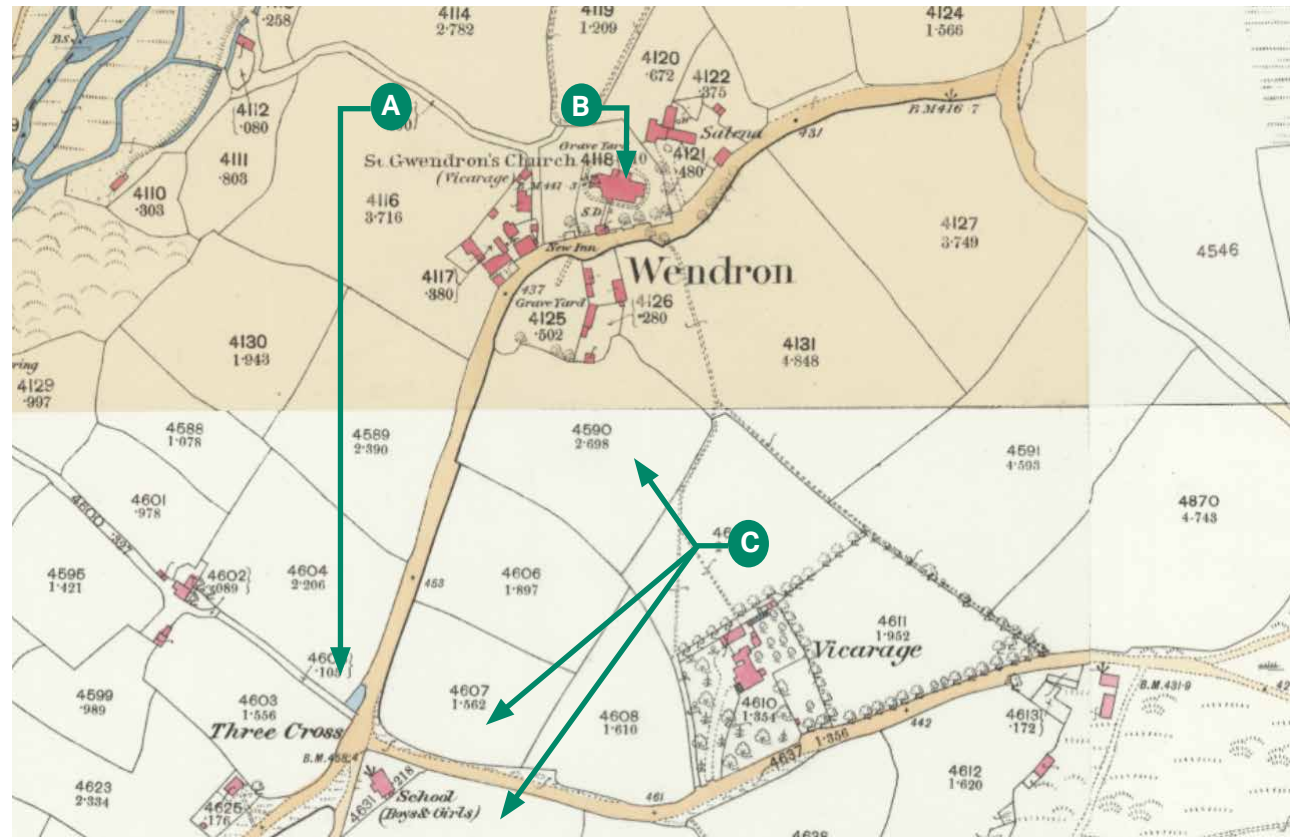


Figure 04: OS 25 inch England and Wales, 1841-1952

- A** Road layout established by 1877, remains unchanged.
- B** Grade I listed Church of St Gwendron (1328447) built in the 13th to 15th century, restored 18th, and remodelled 19th.
- C** Existing 1800s fields remained unaltered until expansion with Industrial farm buildings, new primary school and water treatment works.

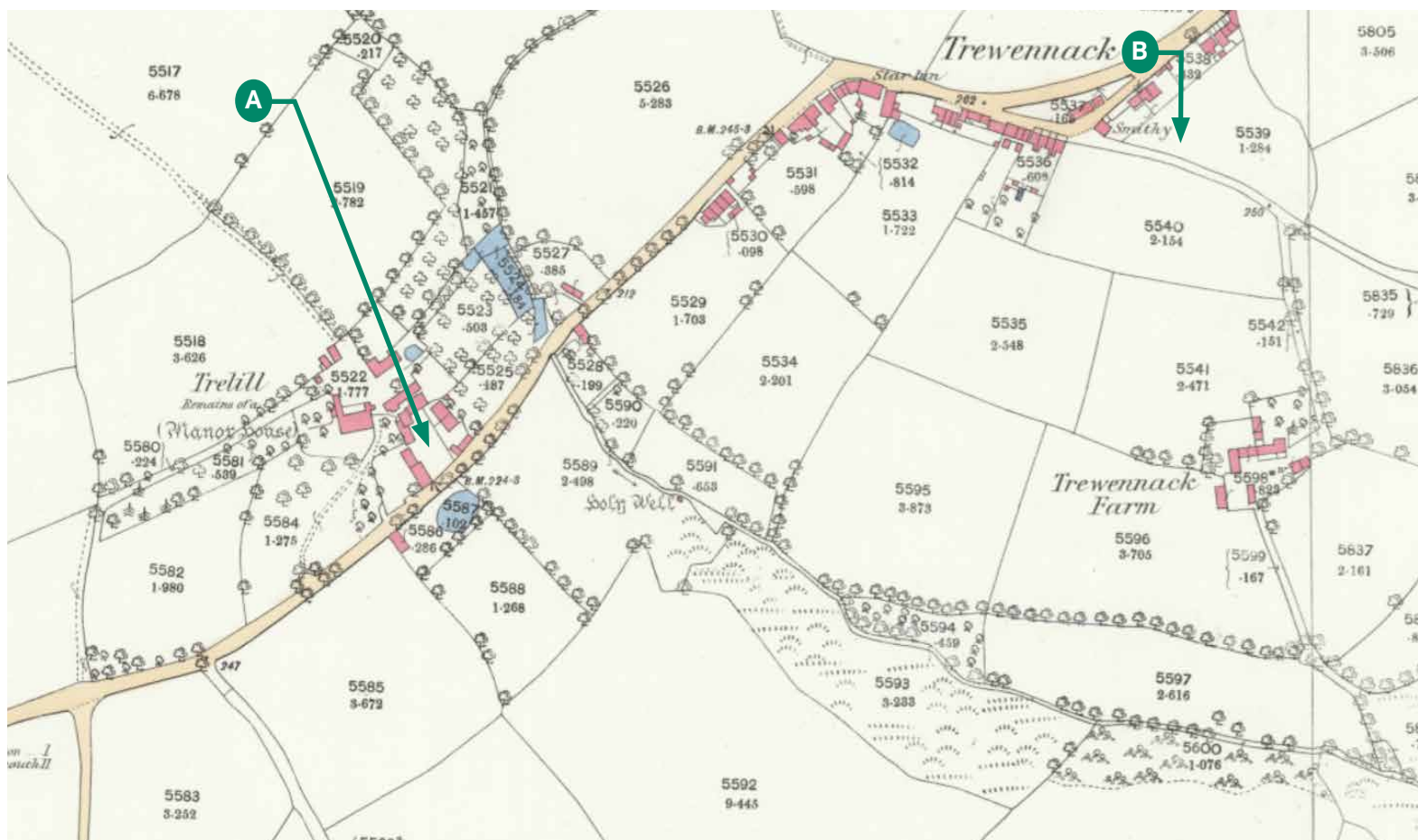


Figure 05: OS 25 inch England and Wales, 1841-1952

- A** Grade II listed Trelill Farmhouse (1328456), built in the 1700s (many additional listed farming related buildings in the same area).
- B** Residential expansion established by the 1960s, and continuing with later development phases south of Gweek Lane.



Figure 06: OS 25 inch England and Wales, 1841-1952

- A** Expansion into fields begins by the 1960s.
- B** Grade II listed Lower Crahan Farmhouse(1309670), 1857.

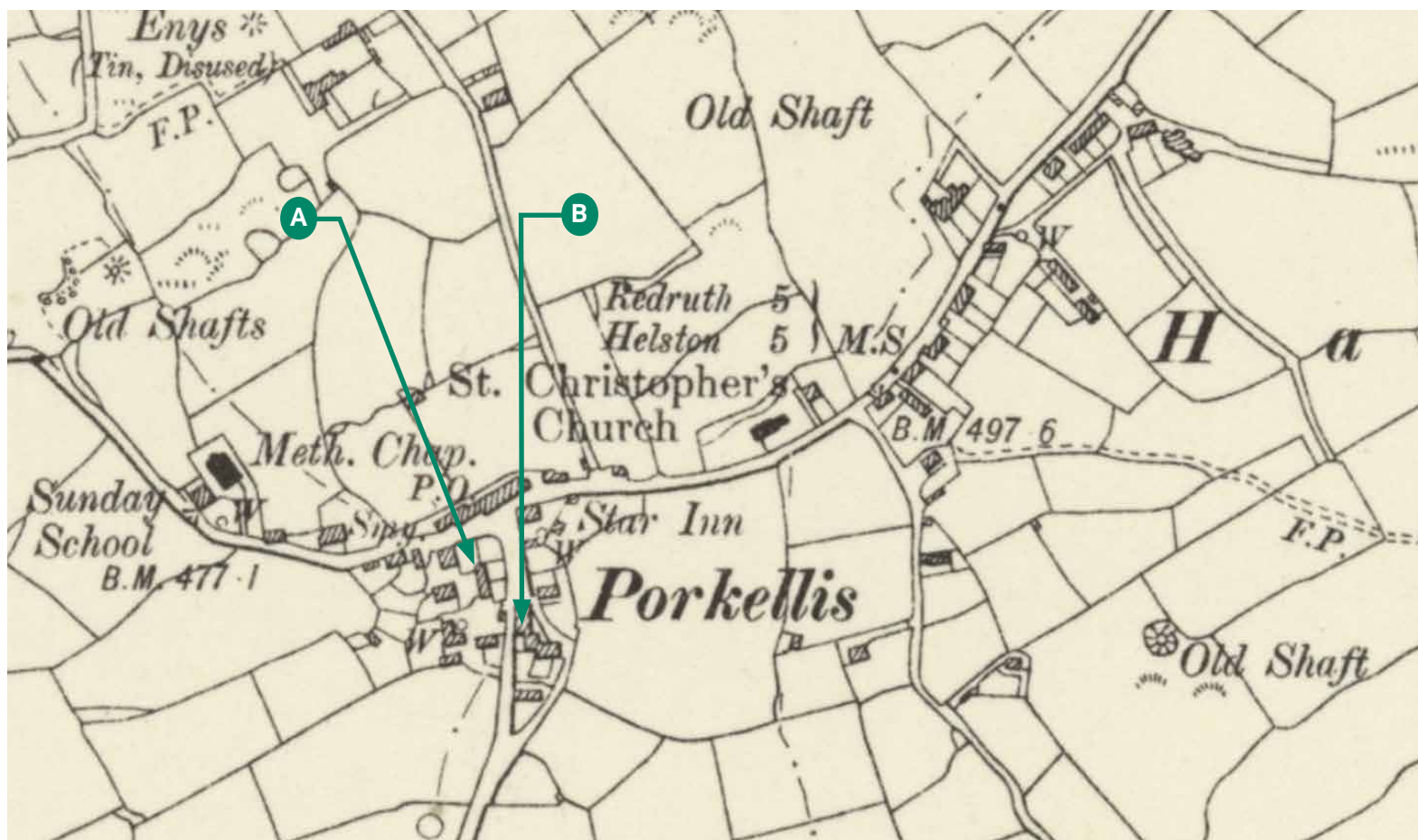


Figure 07: OS Six Inch 1888-1915

- A** Grade II listed Foundry Workshop(1162574), built early 1800s.
- B** Minimal change in over 100 years preceding new residential development built post-1960s.

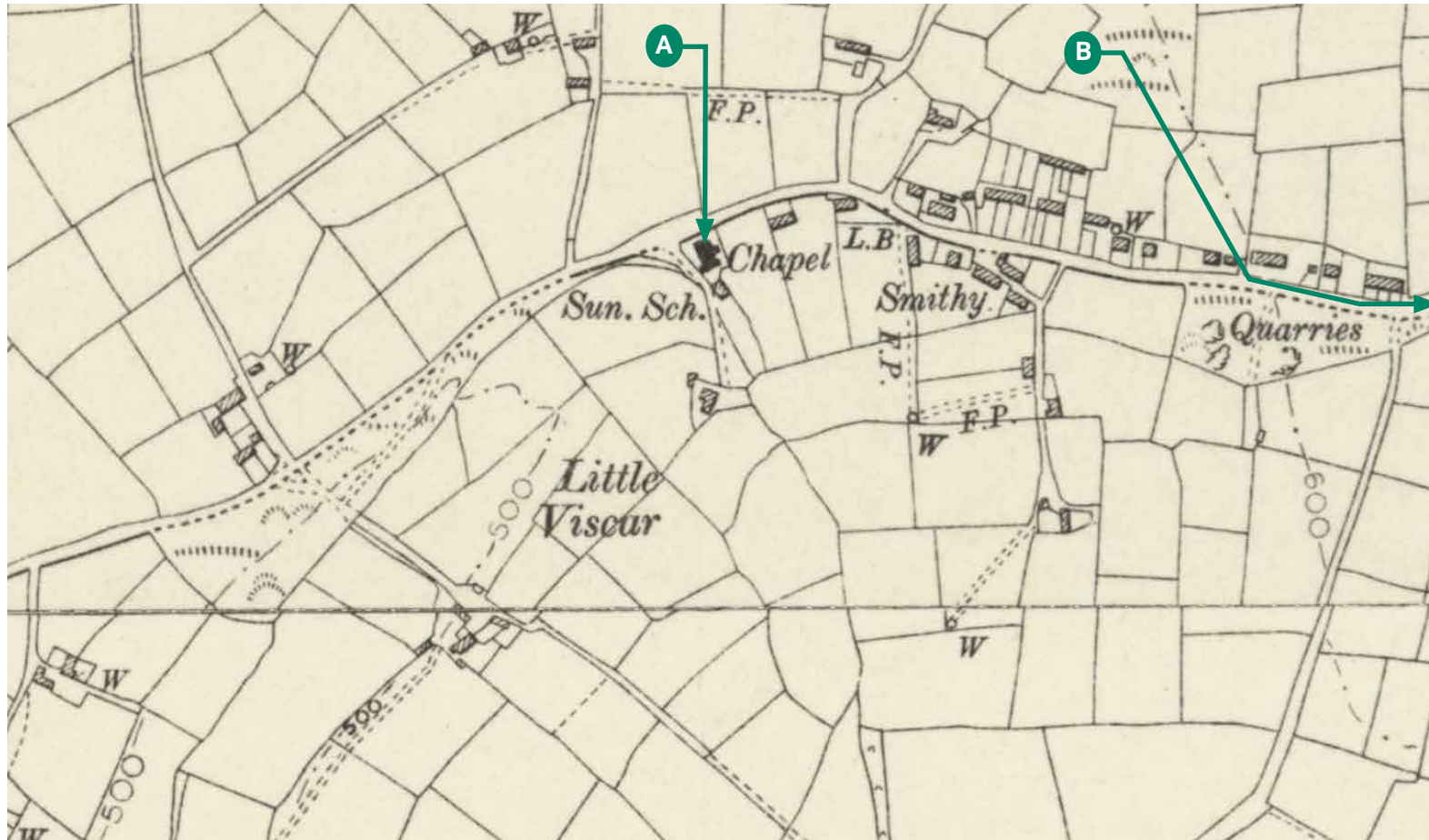


Figure 08: OS Six Inch 1888-1915

- A** Grade II listed Old Bible Christian Chapel (1142024) 1857 and Grade II listed Carnkie Methodist Church (1162514) 1900.
- B** Up to the late 1800s, there was minimal development. By 1907 there was some expansion along the primary access (east) and the settlement has seen further minor incremental changeover the years.

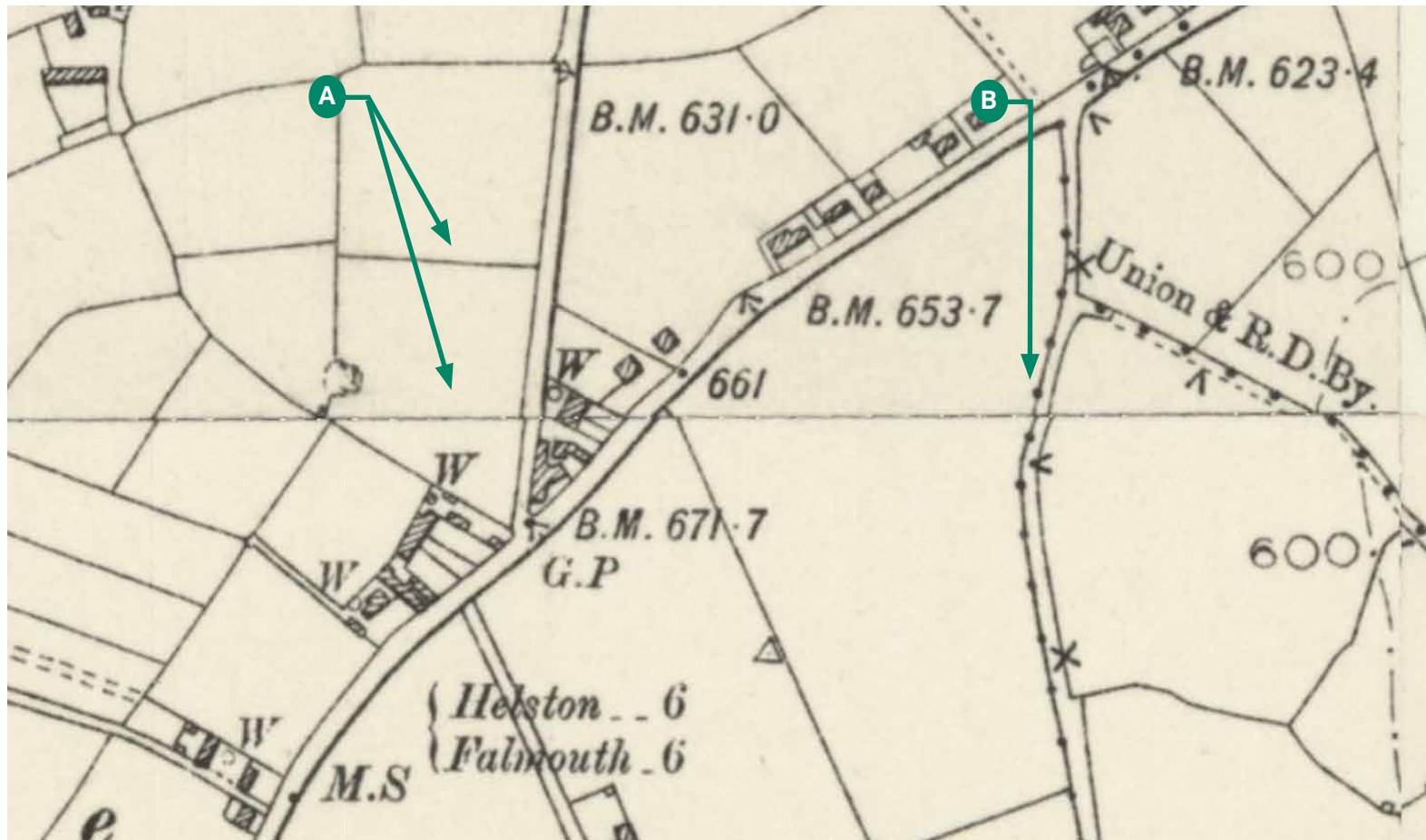


Figure 09: OS Six Inch 1888-1915

- A** These areas developed later and at street scale, create a central focus and preferable compactness to the settlement.
- B** Post-1960, plot infill between existing residential plots along Lestraynes Lane.

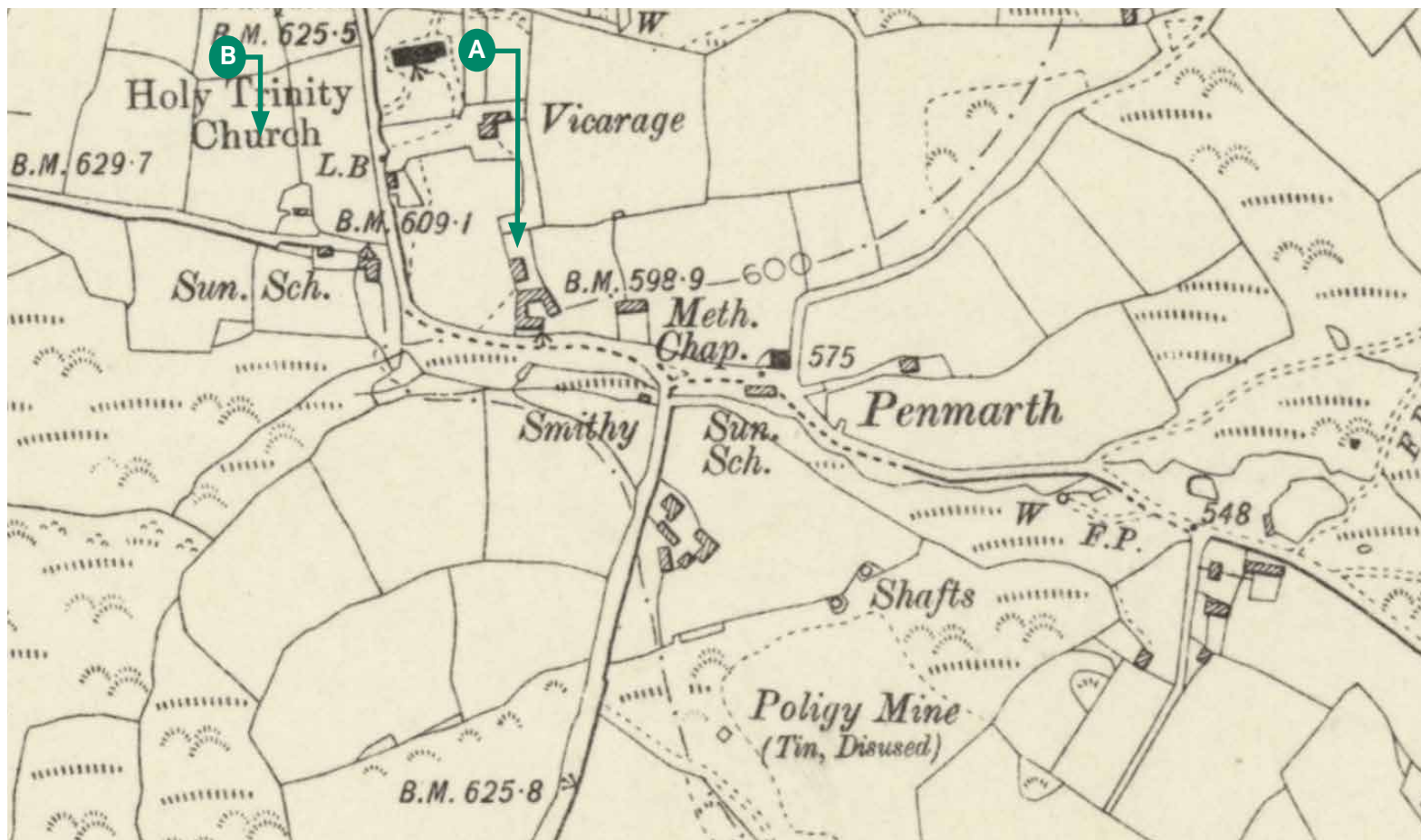


Figure 10: OS Six Inch 1888-1915

- A** By 1906, the area was well furnished with Churches, Sunday schools and nearby mining employment. Housing was scattered and the settlement had no centre.
- B** Mapping of 1951, shows the first phase of Trinity Close was completed.

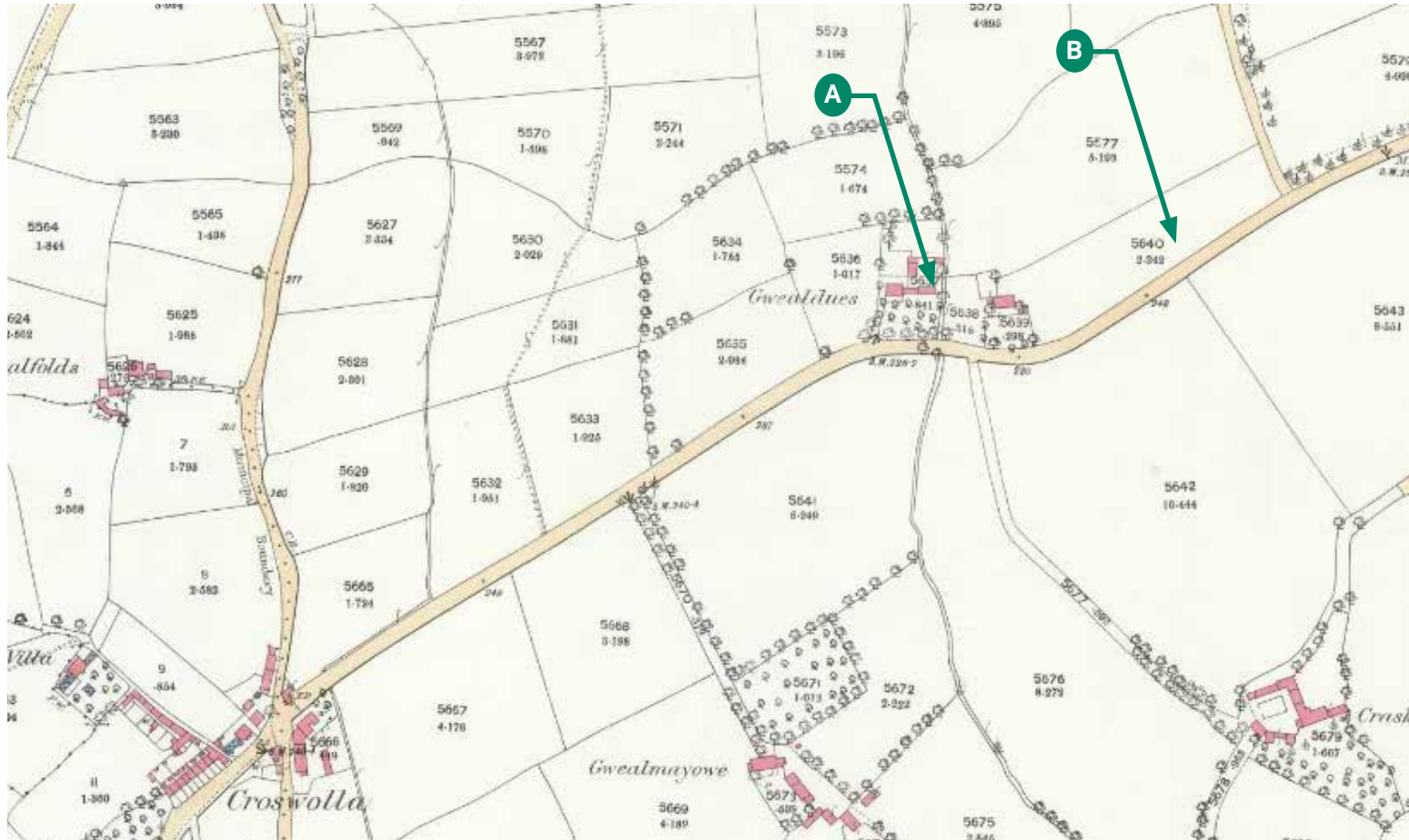


Figure 11: OS Six Inch 1888-1915

- A** In 1878, the area between the now B32978 and Rowse Lane was open field enclosures and with only Gwealdues located centrally.
- B** By 1946, the area was still defined by field enclosures and Helston hadn't yet expanded up to the , Neighbourhood Area. By 2017, enabling works had begun at Park an Fenten.



2.6.1 Historical timeline

This timeline provides a compact overview of the historical buildings within the Wendron Neighbourhood Area.



1400s

1400s - Church of Saint Gwendron, Later restored 1868 (Grade I)

1500s

Trenethick Barton Farmhouse including rear courtyard and walls and gateway, extended and remodelled in the 1600s, 1700s, and 1800s. (Grade I)

© Mr Eric J Busby. Source: Historic England Archive



1723

Trelill Manor Farmhouse (Grade II)



© Mr Eric J Busby. Source: Historic England Archive

Early 1800s

Foundry Workshop
(Grade II)



Early C19

Road bridge over River
Cober (Grade II).



1830

Former National School
(Grade II)



1857

Lower Crahan Farmhouse, including front garden walls, gate piers and gate (Grade II).



© Mr Peter Sentance. Source: Historic England Archive

1900

Carnkie Methodist Church including courtyard walls, gate piers and gate (Grade II).

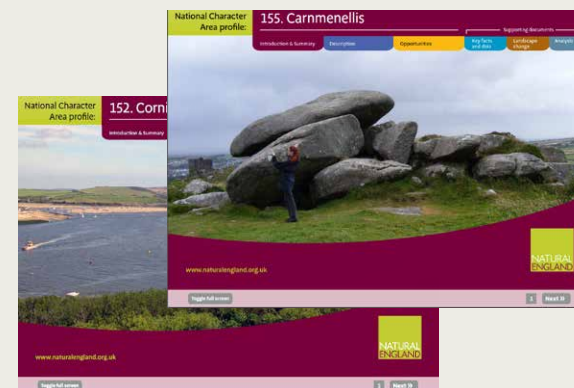
2.7 Existing character assessments and design guidance

The following National level published character assessments, management strategies and design guidance documents are relevant to the Wendron 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.

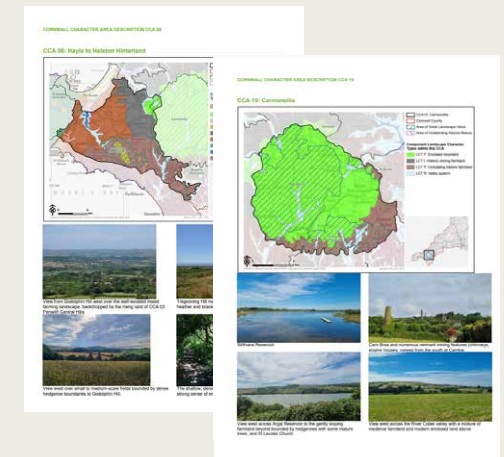


2022 – Cornwall Landscape Character Assessment

CCA Profile 6: Hayle to Helston Hinterland

CCA Profile 10: Carnmenellis

Providing a greater level of detail than in National Character Areas (NCAs), these character assessments help people understand their local landscape and make decisions about its future. Each CCA description includes guidance on how to protect, conserve, manage and enhance the local landscape character.



2023 - National Planning Policy Framework DLUHC

Development needs to consider national level planning policy guidance as set out in the NPPF and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: 'Achieving well-designed and beautiful 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

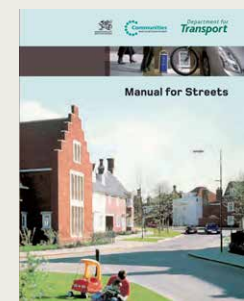
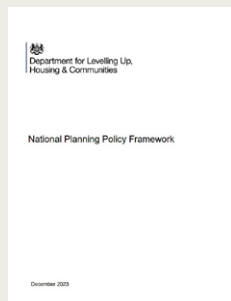
2020 - Building for a Healthy Life Homes England

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 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.

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 that place the needs of pedestrians and cyclists first.



2016 – The Cornwall Local Plan (2010-2030)

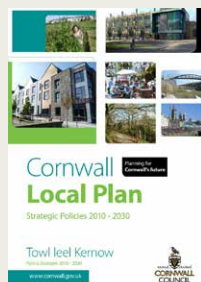
Cornwall Council

Adopted in 2016, the Cornwall Local Plan provides a positive and flexible planning policy framework for Cornwall up to 2030. It sets out the Council's vision and strategy for Cornwall, aiming to create better places, direct growth and enhance the environment;

Supplementary Planning Document

Cornwall Council

In support of the policies in the Local Plan, there are several supplementary planning documents (SPDs) that have been produced by Cornwall Council to provide more detailed advice and guidance on specific topics. These include the Cornwall and West Devon Mining Landscape



World Heritage Site SPD and the Housing SPD and can be accessed through the following link: <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/planning-policy-guidance/>;

Chief Planning Officer Advice Notes (CPOAN)

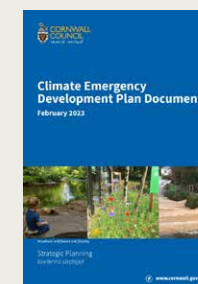
Cornwall Council

The Chief Planning Officer for Cornwall has issued a series of notes, intended to guide greater consistency when making planning decisions. They include a 'Good Design in Cornwall' update from March 2023. The full suite of CPOAN can be accessed through the following link: <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/planning-policy-guidance/#CPOAN>;

2023 – Climate Emergency Development Plan Document (DPD)

Cornwall Council

Cornwall Council declared a Climate Emergency in 2019 and is working to become carbon neutral; the policies set out in this document aim to have a major impact on the way places will grow and change, protecting and shaping the Cornwall of the future.



Further advice and guidance

Cornwall Council

There is a suite of advice and guidance available from Cornwall Council regarding planning policy, including:

- Travel Plan and Parking Standards Advice for Developers (July 2023)
- Residential Solar Best Practice Guidance (July 2023)
- Cornwall Planning for Biodiversity Guide (2023)
- Sustainable Drainage Policy (July 2016)
- Renewable Energy Planning Advice (March 2016)

Accessed via the following link <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/planning-policy-guidance/>

2021 – Cornwall Design Guide

Cornwall Council

This guide aims to support the Cornwall Local Plan to deliver high quality places in Cornwall and includes a streetscape design guide.

2021 – Cornish Distinctiveness

Cornwall Council

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>



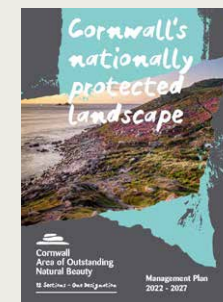
2022 – Cornwall Area of Outstanding Natural Beauty Management Plan (National Landscape)

Cornwall Council

It sets out a 20-year vision for ensuring that the special qualities of the Cornwall National Landscape are conserved, enhanced, and appreciated by all who live, work, and visit.

WHS Planning Toolkit

Created to introduce the World Heritage Site and to explain, using straightforward language, why it should be protected and how this is to be done. It can be found online via this link: <https://www.cornishmining.org.uk/conservation/planning-within-the-world-heritage-site/world-heritage-site-planning-toolkit>



3. Character assessment

This section outlines the broad physical, historic and contextual characteristics of the Wendron 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 12: Centre image, former New Inn Public House, now converted to residential. Grade I listed St Wendrona Church behind.

3.2 Character assessment

The character assessment is informed by the Neighbourhood Plan Steering Group and the work of the AECOM consultant. It is structured around the main substructures of distinct settlement character within the Wendron Neighbourhood Area.

Listed below and illustrated on Map 05 are the eight distinct areas of design/ architectural character identified by AECOM's character assessment:

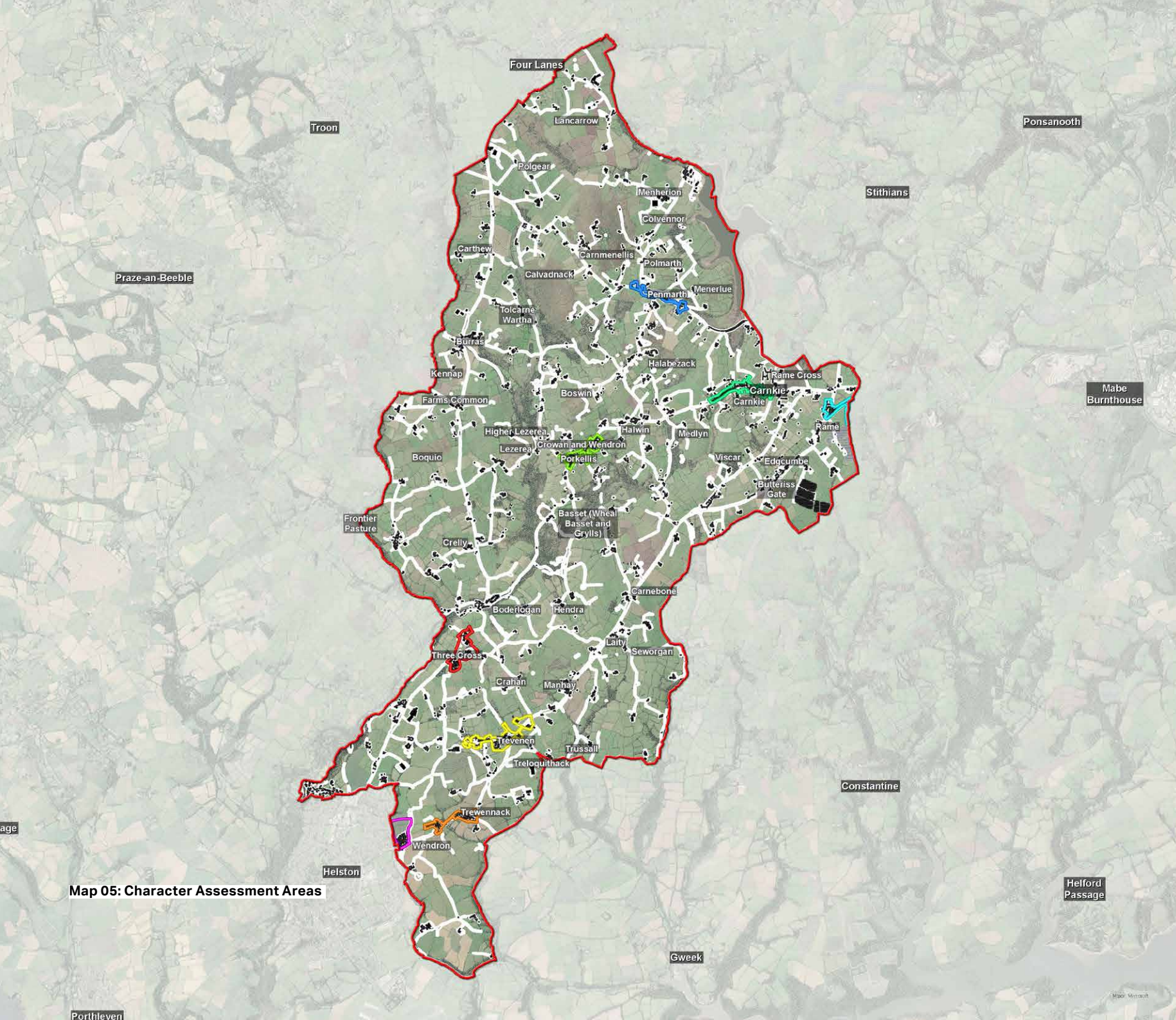
- **CA1 - Wendron;**
- **CA2 - Trewennack;**
- **CA3 - Trevenen;**
- **CA4 - Porkellis;**
- **CA5 - Carnkie;**
- **CA6 - Rame;**
- **CA7 - Penmarth;** and
- **CA8 - Helston fringe.**

The character assessment will cover:

- Pattern and layout of building;
- Green & blue infrastructure;
- Architecture; and
- Materiality.



Figure 13: A view from the B3297 towards the rear elevations of properties close to Burras.



Map 05: Character Assessment Areas

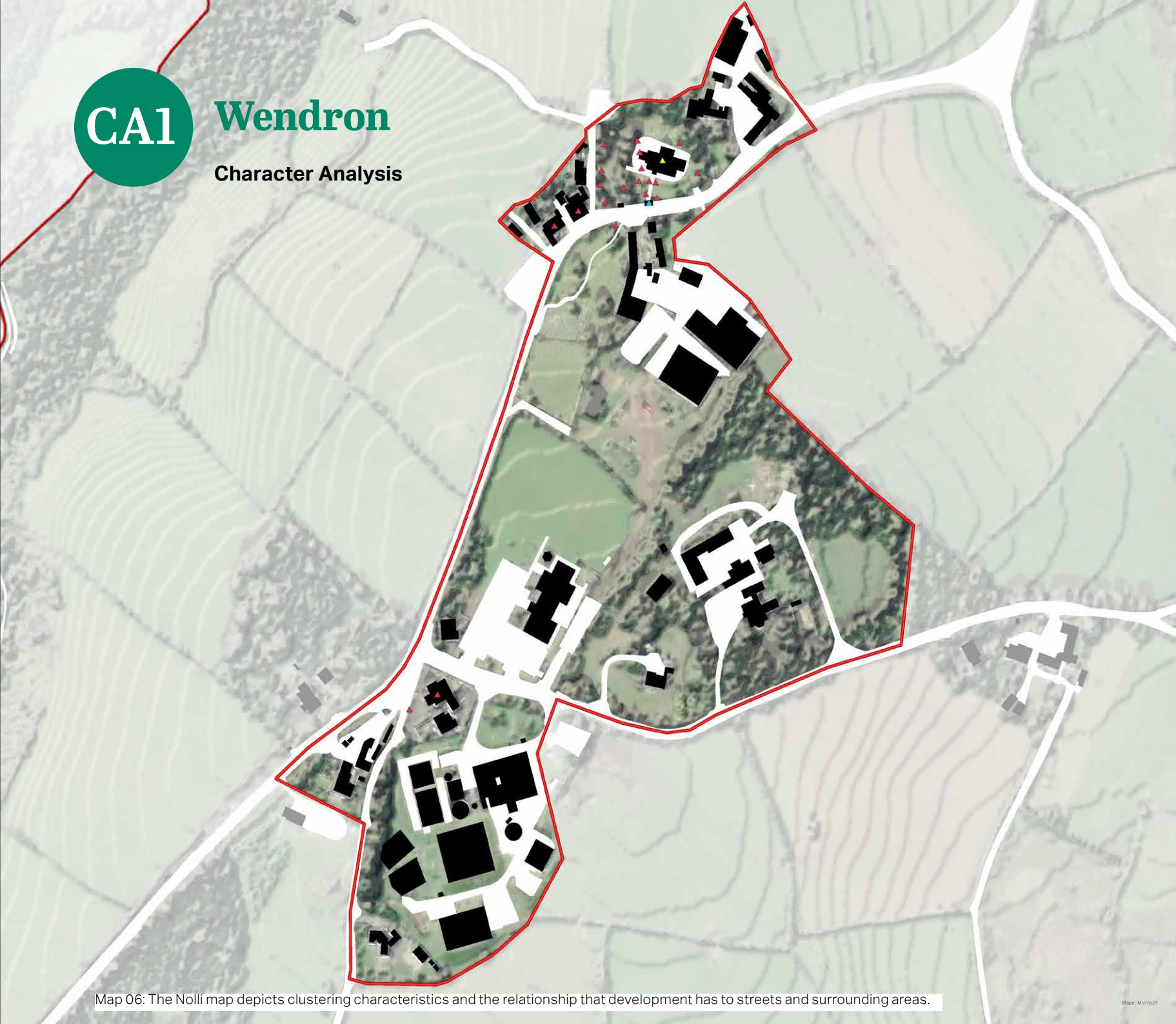
- Wendron Parish Boundary
- CA1 Wendron
- CA2 Trewennack
- CA3 Trevenen
- CA4 Porkellis
- CA5 Carnkie
- CA6 Rame
- CA7 Penmarth
- CA8 Helston Fringe



CA1

Wendron

Character Analysis



- Wendron Parish Boundary
- CA1 Wendron
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building



80 Meters

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.

Mapa, Microsoft

Pattern and layout

The Character Area falls on either side of the B3297 including detached cottages, converted-use properties e.g. the former public house and national school, St Wendrona Church, two farms and associated non-residential outbuildings, a large estate house (Mallow Court) and some post war bungalow development. The resulting composition is a relative diverse mix of no specific pattern, distributed unevenly across the Character Area. Increased enclosure provided by Little Salena, New Inn House and St Wendrona's boundary and lynchgate is suggestive of a settlement centre, with smaller setbacks of around 4m. Elsewhere buildings are set back further from the street surrounded by a setting of open fields with field boundaries. A recessed arc articulates the cemetery and farm entrance.

Green & blue infrastructure

The Character Area has low density and high ratio of undeveloped land. There is woodland at Mallow Court (TPOA). The area includes St Wendrona cemetery and grounds, farmyards, and characteristic Cornish hedges with tree and hedges flanking most access lanes. The area is verdant with several trees and is less exposed than some other areas of the Parish. The AGLV covers the northern portion of the Character Area, this designation identifies areas of high landscape quality with strong distinctive characteristics particularly sensitive to development. The Character Area contains no watercourses. Approximately 250m to the north is South Porkellis Moor, a designated CWS. There is a small network of PRow.

Architecture

A mix of traditional and functional design. Two-storey detached cottages are common, stone lintels reflect the local availability. Salena Farm two-storey farmhouse has a hipped crosswing layout. Outbuildings, including grain silos illustrate the farming legacy. Both gable and hipped roofs, and the height and location of chimneys vary. Scantle tile roofs, of varying state of repair due to Turnerising. The old school and the property beside and St Wendrona integrate roof gable upstands. Contrasting ridge and vent tiles. Rhythmic fenestration is common, sash windows, stable-style doors, stone walls, and gate piers feature externally. Façade finishes include exposed stone, lime-rendered rubble gables and rears. Thin washes, and thicker lime renders. Other elements include depicted quoins and a lean-to extensions.

Materiality

Stone boundaries (mortared) and Cornish hedges, the current school has a Jack and Jill upper course. Granite aggregates are used for some access areas.

The predominant construction materials for historic buildings includes tone construction (solid wall), granite rubble with granite dressings and granite lintels. Slate roofs, terracotta ridge tiles and brick chimneys. Stone troughs used as planters. Evidence of lime and cement mortar. Thin washes and dense lime render. Ironmongery at the church, cemetery and ex-school, with granite piers, rendered piers and agricultural timber gates elsewhere. Timber sash and uPVC windows and doors.

CA1 Wendron



Figure 14: Tall well-proportioned farmhouse albeit in disrepair, in crosswing arrangement with hipped roof and brick chimneys.



Figure 15: Staggered outbuilding roof, scantle tiles, vented terracotta ridge tiles.



Figure 16: Depicted quoin, lower storey exposed stone and lean-to style extension.



Figure 17: Variation in height, exposed stone façades with rubble gables and rear. Composition of outbuildings.

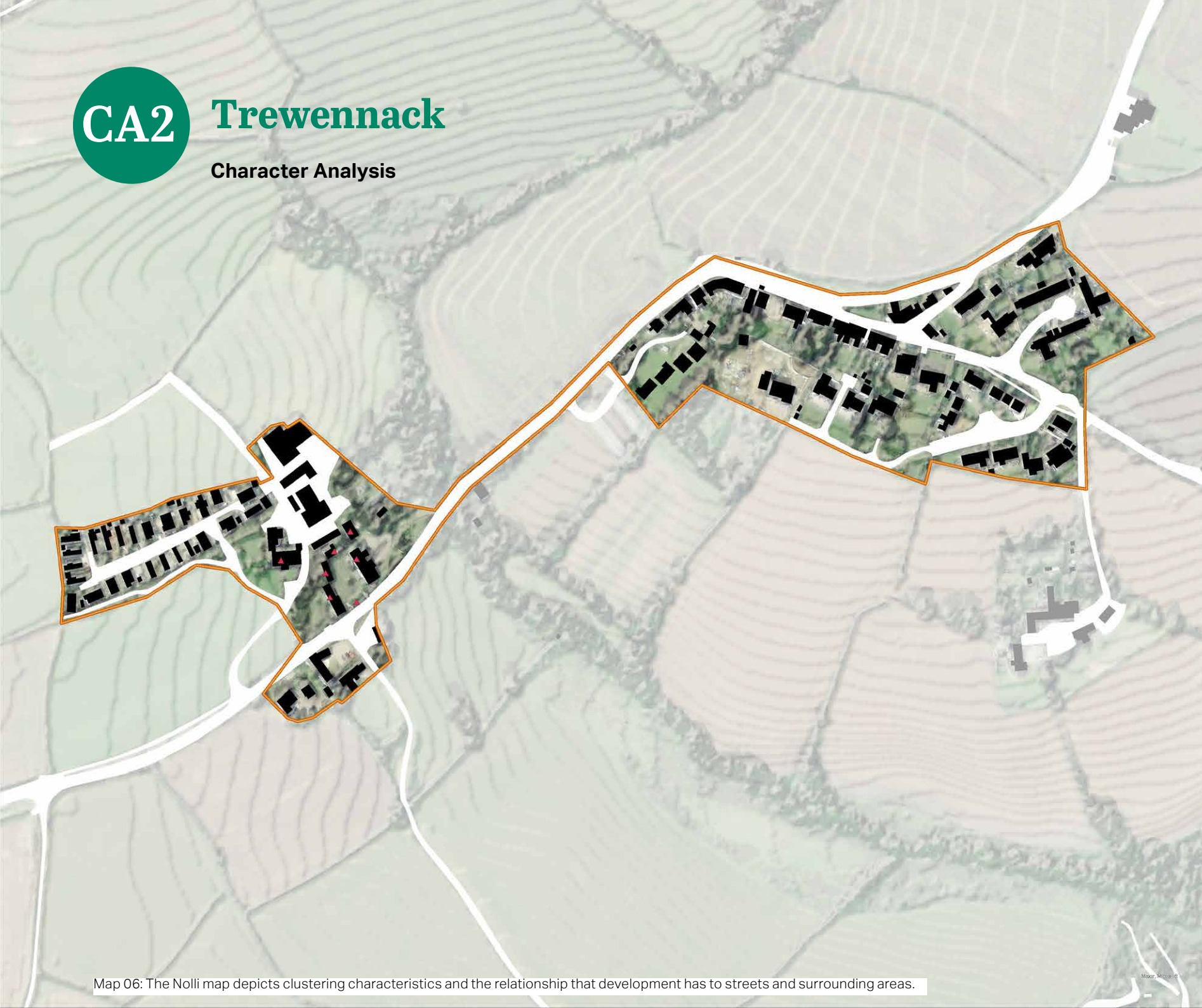


Figure 18: Exposed granite façade with large lintels. Timber sash windows.



Trewennack

Character Analysis



-  Wendron Parish Boundary
 -  CA2 Trewennack
 -  Grade II Listed Building
- N
- 80 Meters

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.



Trewennack

Character Analysis

Pattern and layout

The Character Area falls almost universally south of the A394. The main settlement lies at the axis with the Gweek Lane, and there is an outlying farm/ farms site in the south west in the process of change-of-use redevelopment. Properties align facing the A-road at the beginning and end of the development run. In-between, oblique, side and rear facing arrangements are formed at the access to Gweek Lane, internalising the main residential street away from the A394. Typologies include terraces, semi-detached cottages and detached dwellings. Away from the A394/ Gweek Lane axis, there is an erosion of arrangement synergy between post war and contemporary developments arranged in cul-de-sacs and parts of the older settlement.

Green & blue infrastructure

Trewennack sits in an area of high ground which falls to the south outside of the Character Area with a small stream at the valley bottom. The area contains no landscape or ecological designations however, it is surrounded by productive agricultural fields. At street level, garden frontages integrate small-scale green infrastructure which is well established. Parc Bowen includes a stylistic version of a Cornish Hedge, and at Mab Ha Broder, recent development layouts locate buildings centrally within larger plots, meaning there are greater setback, and larger lawned frontages. There is a small network of PROW.

Architecture

The Character Area includes two storey stout cottages, later two storey taller dwellings, bungalows, adapted storey-and-a-half typologies and contemporary farm building renovations. Housing is distinctly compact in the core, with larger proportions used at Parc Bowen first, setting precedent for Penmeneth and later Mab Ha Broder. Shelter is provided by recessed front doors or gabled porches and there is a rhythmic fenestration. Bay windows can be seen on a early 19th century. bungalow (Homeleigh), and some stone cottages include intricate sash windows. Roofs are pitched, either gabled or hipped including garages. Lean-to style garages are common and all terraces with garden frontages, without retrofitted driveways.

Materiality

Penmeneth demonstrates little synergy with heritage character. Two-storey masonry constructed properties finished in rough-cast render, tokenistic slip quoins and whitewashed. Gabled roofs are finished in brown concrete tiles and furnished with uPVC gutters, downpipes and cladding to porch gable. Rough-cast low masonry walls define boundaries. Parc Bowen specifies slate for principal roof and porch. Rough-cast unpainted render, finished in sections, gives a muted appearance. The boundary wall is a nod to the Cornish hedge, with granite stone used. Elsewhere granite façades, lintels, boundary walls and gate piers are common. Façades include rubble gables, sometimes lime washed and painted. There is some evidence of uPVC usage on older properties, e.g. gutters, cladding and soffits.

CA2 Trewennack



Figure 19: Stone façade, slate roof and sills. Dwarf wall porch, slate sill and coloured glazed lights.



Figure 20: White-washed rough-cast cottage with deep recessed door. Kerbed small frontage. uPVC bay window.



Figure 21: Smooth rendered gable, timber clad upper storey, contrasting stone façade lower storey and quoin. Dark uPVC.



Figure 22: Traditional granite terrace, granite lintels and granite piers. Masonry boundary wall with coping

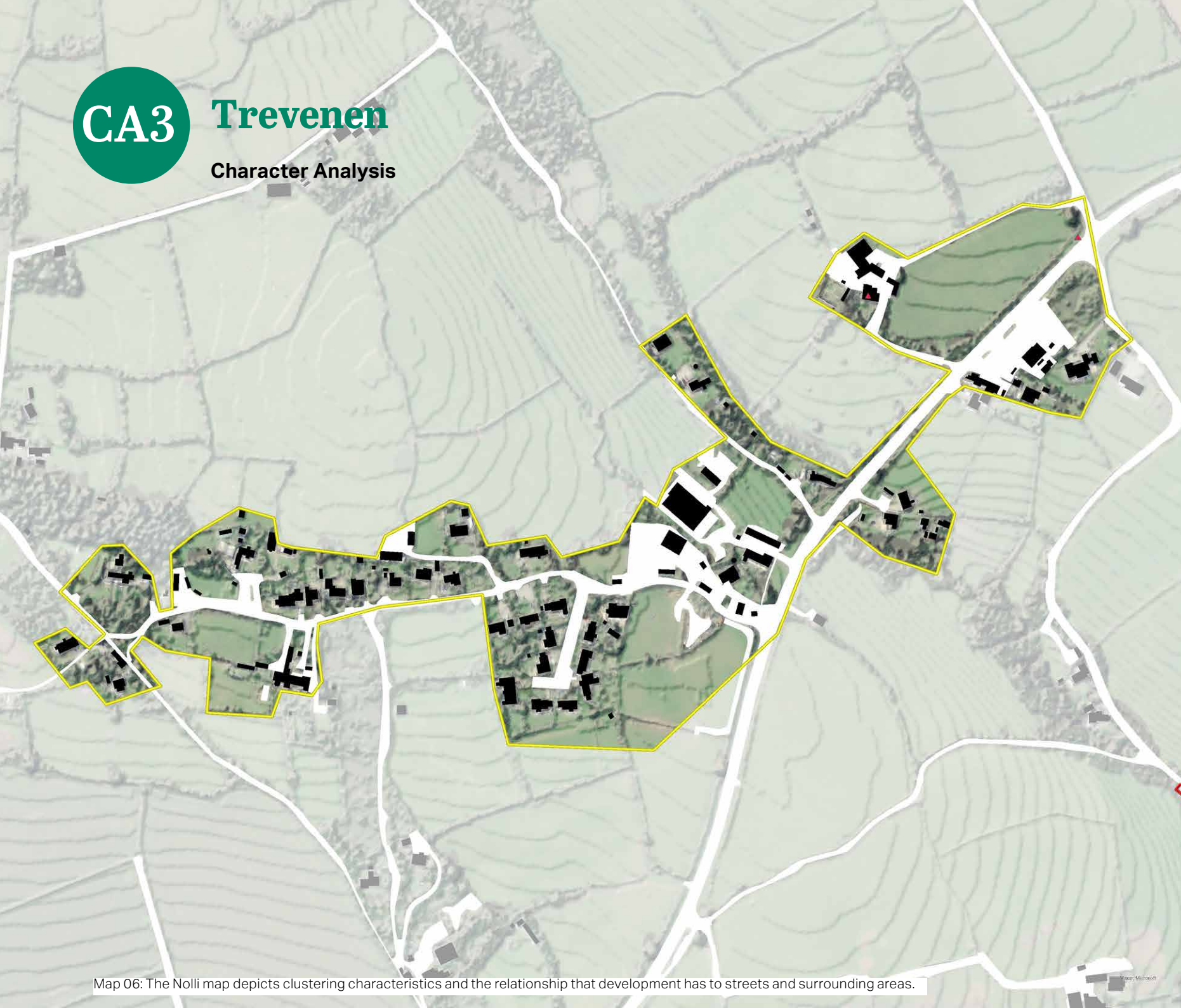


Figure 23: Craftsmanship demonstrated with windows and doors, including leadwork. Large granite lintels



Trevenen

Character Analysis



-  Wendron Parish Boundary
-  CA3 Trevenen
-  Grade II Listed Building



120 Meters

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.



Trevenen

Character Analysis

Pattern and layout

The Character Area comprises of farms and development formed along the A394 and access through to Rowe's Lane. Farm buildings are sited perpendicular to the A394 with varying setback but all behind grass verges. Development along the access to Rowe's Lane has a loosely formal building line, formed as detached bungalows with garages and varied setback. Farmhouses are two-storey and sited within large plots, often with relating outbuildings. Trevenen Bal is a designed cul-de-sac of detached bungalows arranged facing or marginally pivoted to the main access, with pavements on both sides of the street.

Green & blue infrastructure

The Character Area contains no landscape and ecological designations but there is a listing on the National Forest Inventory for a coniferous woodland directly adjacent to the boundary in the west.

Topography lightly slopes from north to south, and the Character Area setting includes agricultural fields with tree and hedge boundaries. There are some Cornish hedges along the main connecting street, and a small network of PRow, including the main street which is a Byway.

Architecture

Two distinct styles exist; agricultural, including farmhouses and outbuildings, and post war bungalows. Roofs are almost universally gabled, albeit post war bungalows introduce flat roofs to garages. Long detached bungalows include large verge and soffit overhangs. Recessed doors sometimes stepped access. Trevenen Bal cul-de-sac introduce crosswing configurations and low boundary walls. Agricultural dwellings include two-storey farmhouses with chimneys, with depicted quoins. Few and small windows. Some crosswing layouts and lean-to extensions. Minimal verge and soffit overhangs. Some gables forming part of a continuation of the boundary wall. Converted outbuildings/stable blocks exist and there is evidence of unsympathetic flat roofed extensions.

Materiality

The two styles differ in construction and appearance. Bungalows are masonry constructed, with stone slip feature panels, concrete tiles, smooth render and some extensive glazing panels characteristic of the 1970s. Soffits, rainwater goods and some cladding is specified in uPVC. Garage roofs are generally felted, although some are pitched and tiled. Low stone wall boundaries are a nod to the Cornish Hedge. Farmhouses are built of stone, including coursed dressed granite and/or rubble construction, with slate roofs and brick chimneys, often lime rendered. A pair of dwellings beside the A394 are unpainted and remain the colour of the rough cast aggregates. The properties include plastered window surrounds and quoin detail.

CA3 Trevenen



Figure 24: Crosswing layout, flat roof to garage. Solar thermal on roof.



Figure 25: Building placed on boundary line. Rendered gable, exposed stone façade, stone wall contiguous and slate roof.



Figure 26: Smooth render, concrete tile.

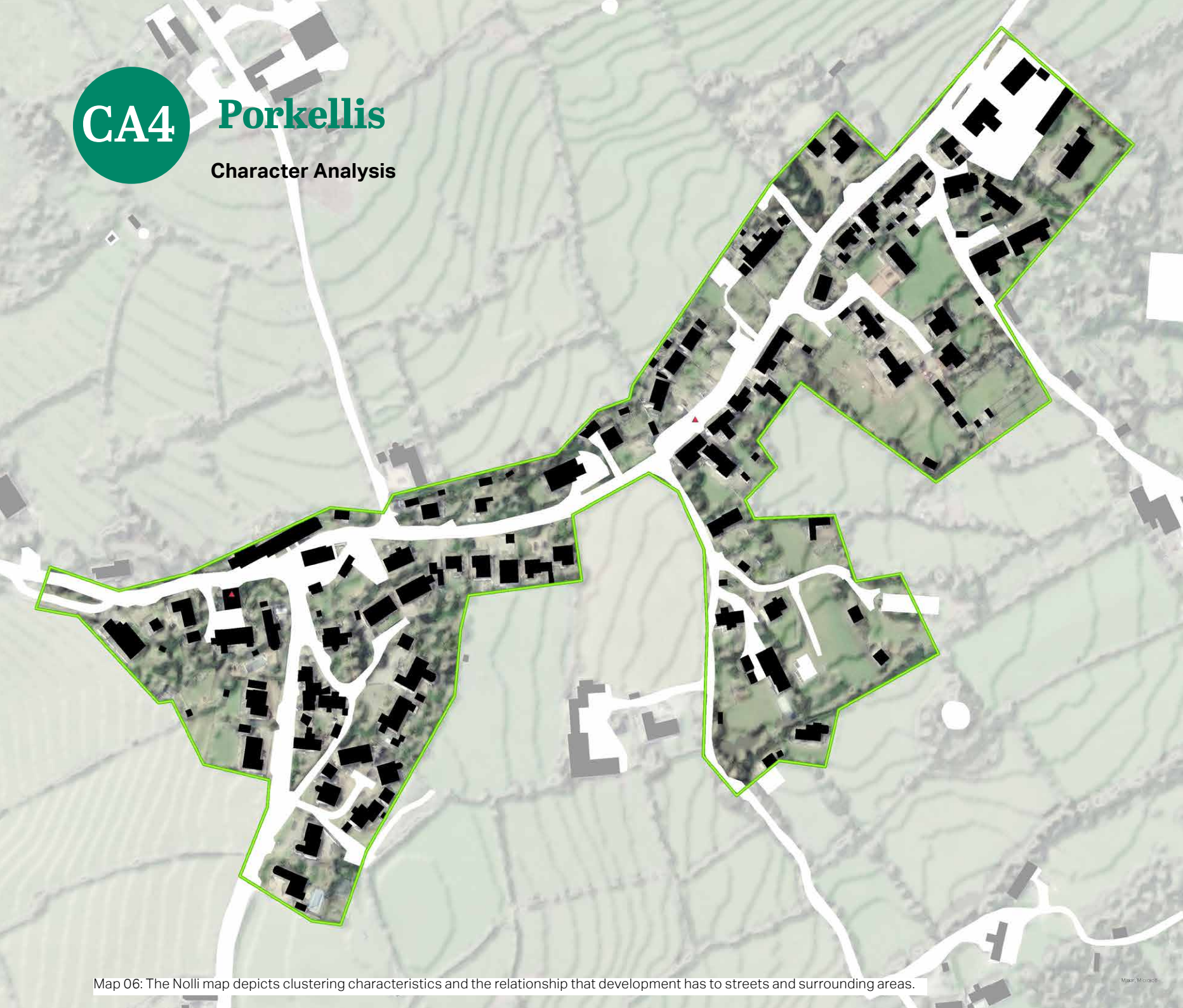


Figure 27: 45° concrete tile roof, heat pump.



Porkellis

Character Analysis



-  Wendron Parish Boundary
-  CA4 Porkellis
-  Grade II Listed Building



60 Meters

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.

Pattern and layout

One of the larger settlements of the Neighbourhood Area, formed at the meeting of two roads just above and east of the River Cober. The Character Area has a heritage core, and demonstrates settlement evolution through linear expansion and infill. Early dwellings are sited with greater uniformity facing the main access. A public house occupies a prominent position at the village centre, defined by a junction and an expanded kerbline finished with embedded sets. Later development includes Ruby Terrace behind a private offset communal access for six semi-detached dwellings. In the southeast an infill cul-de-sac of two storey dwellings 'tucked in-behind' has been constructed, and further pockets of small incremental infill exist creating perceived settlement depth.

Green & blue infrastructure

Porkellis is part of the Wendron District WHS. The period of innovation led to rapid industrialisation and many features remain in the landscape today including the remains of Basset and Grylls mine. Many of these historical assets, also provide ecological habitat including smallholdings, ponds and wheel houses. There are some large trees and lengths of Cornish Hedge. There are no landscape or ecological designations within the Character Area. There is play space provision opposite Halwin Crescent and a seating area beside Goran House. Both the Wesleyan Chapel and St Christopher Church are set within religious grounds. The proximity of the River Cober valley should be a consideration for rainwater runoff.

Architecture

Settlement evolution has created diversity of building stock. Heritage buildings are built of local materials, and modern and contemporary buildings demonstrate nationalised supply chains. Most buildings are two-storey with gabled roofs, Ruby Terrace and later bungalow typologies introduce hipped roofs. Heritage character includes stout cottages both detached and semi-detached, buildings which form a continuation of the boundary, sash windows and lean-to extensions. Offset parallel parking/access lanes feature in two places. There is loose uniformity to setback, with strong variation in alignment. Eastern areas have more formality to building line with properties aligned at the roadside. Areas of strong enclosure exist and depth created by those in-behind.

Materiality

Roofs are universally slate for residential properties with some examples of scantle slate roofs. Industrial units include corrugated sheet metal roofs. Stone faced buildings, stone sills, some lime rendered or washed with the texture of the stone evident. Latter pebble dash introduced left unpainted in the colour of the aggregates. Early cottages include large granite lintels, sills and depicted quoins. Small grass verges include granite boulders, properties include dwarf wall stone boundaries, granite gate piers and there are some Cornish hedges. In eastern areas, there are generous window apertures and small pitched enclosed porches are demonstrated.

CA4 Porkellis



Figure 28: Crosswing configuration. In-shot examples of characteristic colours/tones and textures.



Figure 29: Parallel communal access.



Figure 30: uPVC sash, depicted granite quoins.



Figure 31: Crosswing configuration. Mortared stone boundary and façade, with contrasting stone detail.

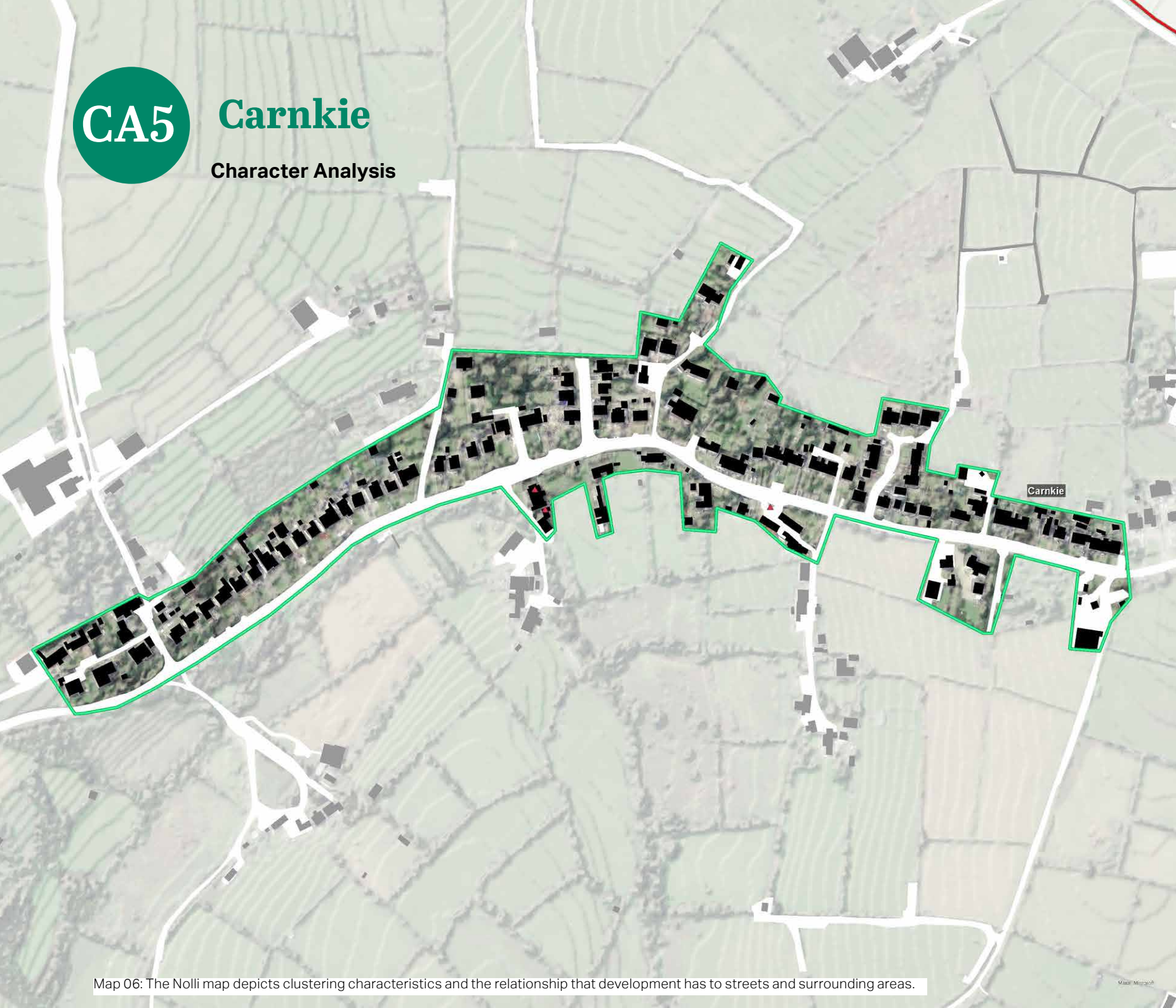


Figure 32: uPVC sash and one of few examples with flat concrete tiles.

CA5

Carnkie

Character Analysis



-  Wendron Parish Boundary
-  CA5 Carnkie
-  Grade II Listed Building



100 Meters

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.



Carnkie

Character Analysis

Pattern and layout

The linear settlement of Carnkie lies in the northeast of the Neighbourhood Area. The settlement is formed along a local road which provides access to the A394 in the east and the settlement of Porkellis in the south west. Most properties are sited on the north edges of the road, maximising passive gains (sun) and views to the south. Notably the Bible Christian Chapel is sited on the southern road side. Entering the village from the west, properties are mostly single storey bungalows behind deep 15m garden setbacks centrally placed within the plot. In the east, there are older short terraces, some of which are centrally located on plots. There are some small infill cul-de-sacs developments.

Green & blue infrastructure

There are no ecological designations within the Character Area, but eastern areas are covered by the AGLV designation, there is also a large grass verge defined as Common land to the west. The expansion of the roadside creates a feeling of space at western settlement gateway. There are some defined areas of woodland also in the west and there is a priority habitat lowland heathland just to the northeast of the Character Area. Garden vegetation and linear views along the main street and to southern areas compound the countryside setting.

Architecture

Roof types include gable, hipped and pyramid-hipped roofs. Beside Oak Apple Barn, a short terrace incorporates full height bays in a turret-style. Chimneys feature on most phases of development, albeit omitted from recent developments. Typologies include two-storey short rows and detached buildings. In eastern areas, outbuildings, including some recently constructed working from home spaces can be seen. Bungalows feature in eastern areas, including crosswing bungalows with loft extensions and dormer windows. Further features of this era include recessed thresholds, stepped access and door arches. Dwarf wall boundaries to large garden frontages are quite universal, albeit there has been some erosion of this feature to facilitate driveways.

Materiality

The two main building phases, first circa 1900 and then post war, have similar settlement proportions. By 1888 the Bible Christian Chapel and a small number of buildings close to the smithy existed. These have granite cut stone façades (large stones), granite sills and lintels, rubble lime washed or rendered gables. Slate roofs, some with scalloping detail, and contrasting terracotta ridge tiles including one with sawtooth detail. Simple fenestration and large apertures for sash now replaced with uPVC. Red brick or rendered chimneys. By 1907 the terraces were built, similar in style to early dwellings, with a higher proportion of rendered façades alluding to rubble construction. In the west, post war masonry constructed bungalows are roofed in slate and concrete tiles equally.

CA5 Carnkie



Figure 33: Pitched open fronted porch, granite façade .



Figure 34: Turret projections.



Figure 35: Perpendicular placement to street. Garden wall.



Figure 36: Recent bungalow which demonstrates good material lineage.



Figure 37: Stone façade , slate hanging on porch gables.

CA6

Rame

Character Analysis

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.

- Wendron Parish Boundary
- CA6 Rame
- Grade II Listed Building



Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.



Rame

Character Analysis

Pattern and layout

The linear settlement aligns along the northern frontage of the A394, with additional linear development at Lestraynes Lane and more recent cul-de-sac development on the northern access to Stithians. In linear areas, building line is quite formal, but with variation including a parking lay-by central to the Character Area. Linear areas comprise detached, semi-detached and short terraces, often with garages, delivered vertically via bungalows, some converted with dormers and two-storey buildings. Recent developments favour cul-de-sac layouts for efficiency. Rame croft comprises solely detached dwellings behind garden frontages, Park Pendrek/Wella include small garden frontages and frontage parking areas.

Green & blue infrastructure

There are no landscape or ecological designations within the Character Area. There is playing field provision just west of the Character Area boundary. The southern undeveloped A394 edge lends views over agricultural land over a Cornish Hedge. The elevated area is quite exposed with limited tree planting, including signs of failed tree planting at Park Pendrek/Wella development. Rame Croft has a more verdant feel, perhaps due to an improved microclimate though the cul-de-sac arrangement in this case.

Architecture

Along the A394, building stock includes short two-storey terraces with gable roofs, adjoining garage blocks, detached dwellings with hipped roofs, some with full height bay projections with turret style roofs. Loft extension bungalows with pitched dormers and pitched bays. There are some properties with pitched porches. In general soffit and verge overhangs are minimal. Most buildings have chimneys. Rame Croft detached housing includes integral garages with pitched continuous roofs from garage, over porch and some cases bay window. The detail is robust and helps minimise difficult junctions. At Park Pendrek/Wella, simple semi-detached housing integrates pitched porches, private parking courts and there are some houses with stepped access.

Materiality

Specification includes slate roofs, contrasting ridge and slate hanging. Large granite stones as mullions for windows or uprights for porches, with uPVC windows and doors. Façade finishes include stone construction, stone faced and smooth render, some stone plinths. Stone boundary walls, chamfered coping/finish and granite piers. Further east, garden boundaries use reconstituted stone or stone patterned concrete. Rame Croft has open boundaries, side masonry walls (rendered). Properties are rough-cast unpainted, remaining the colour of aggregates, with concrete tile roofs. Park Pendrek/Wella housing is finished in smooth render, slate roofs with some slate hanging. External areas include light bollards, red and grey pavers, pale and featheredge fencing.

CA6 Rame



Figure 38: Upper storey slate hanging, granite façade with lime mortar.



Figure 39: Recent build beside heritage dwellings. Uncharacteristic tall hit-and-miss fence at frontage.



Figure 40: External surfaces and example of failed tree planting.



Figure 41: Composition variation.

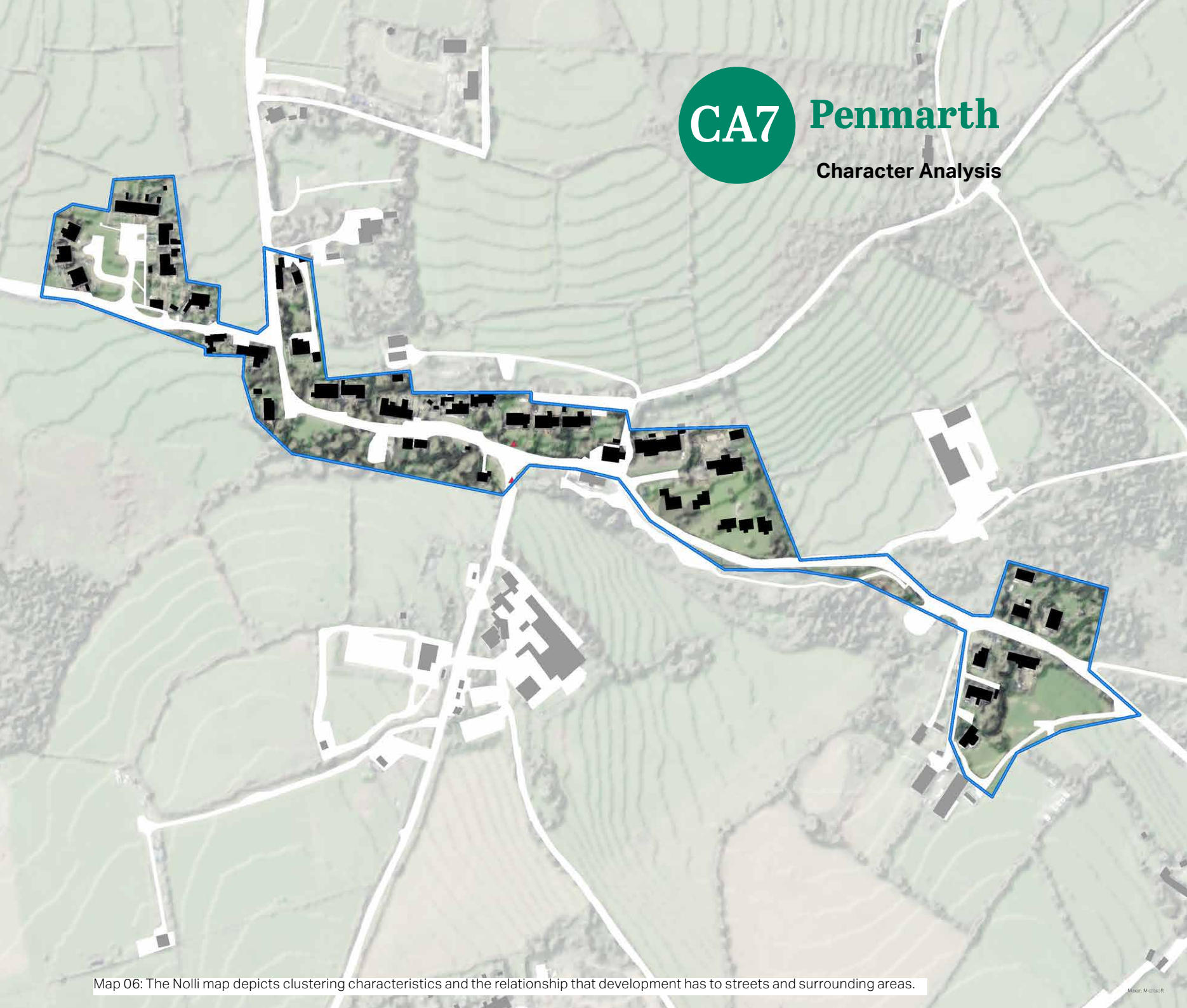


Figure 42: Wraparound garage roof/porch detail.

CA7

Penmarth

Character Analysis



-  Wendron Parish Boundary
-  CA7 Penmarth
-  Grade II Listed Building



100 Meters

Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.



Penmarth

Character Analysis

Pattern and layout

Penmarth is a small settlement formed at the junction of local roads, with development aligned predominantly along the northern edge. Pre mid 20th century, development fronted the primary access road without further settlement depth. Trinity Praise, was first to develop depth and introduce a development road, with two phases almost 50 years apart, arranged as an open cul-de-sac 1.5 acre site with parking areas. At the eastern end of Penmarth, a smaller development of larger housing is arranged two houses deep, with two points of access. Notably, this housing follows the principal main settlement alignment. All properties within the settlement are located behind gardens, building line is quite informal, although there is some synergy.

Green & blue infrastructure

The settlement falls within an AGLV, it also includes a village green and common land beside the road and that through Polhigy Moor in the east. There are small scattered woodlands, the cemetery at Carnmenellis Churchyard and a small stream just south of the main access road. The central village green, with areas of tree planting combines with garden frontages, to represent a well embedded settlement. Trinity Praise has further examples of failed tree planting.

Architecture

Roof types include gable, hipped and pyramid hipped roofs. Settlement bungalows demonstrate signs of modification with small side extensions, garages, and porches. Across the settlement further elements include crosswing arrangements, and lean-to extensions. White Cottage, The Old Coach House and the Methodist Chapel are examples of building arrangement directly at the roadside, with properties forming part of the boundary, with walls continuing to demarcate plots. The original Trinity phase includes two-storey mansard development. The eastern new development properties are large, detached houses which maximise southerly views with big windows including Juliette balconies.

Materiality

Material styles includes heritage vernacular, early to late 20th century, and modern contemporary. The Character Area includes traditional solid stone wall with slate roofs and brick chimneys. Two storey stone semi-detached cottages with rubble gables. Lime render/washes, some which show the texture beneath. Most properties demonstrate some form of modernisation with uPVC windows/doors and rainwater goods, or external areas including garages/driveways. Contemporary dwellings with smooth render, dark uPVC, stone facing lower story. One example mono-pitch roof is finished with metal standing seam and timber clad. The mix of materials also includes, concrete tiles, cut stone slips, mansards roofed in slate and featheredge fencing.

CA7 Penmarth



Figure 43: Imposing stone building with stepped threshold and symmetrical chimney configuration



Figure 44: Mansard short terrace development roofed in slate. Flying freehold access lane to rear.



Figure 45: Rubble stone texture behind lime wash façade .



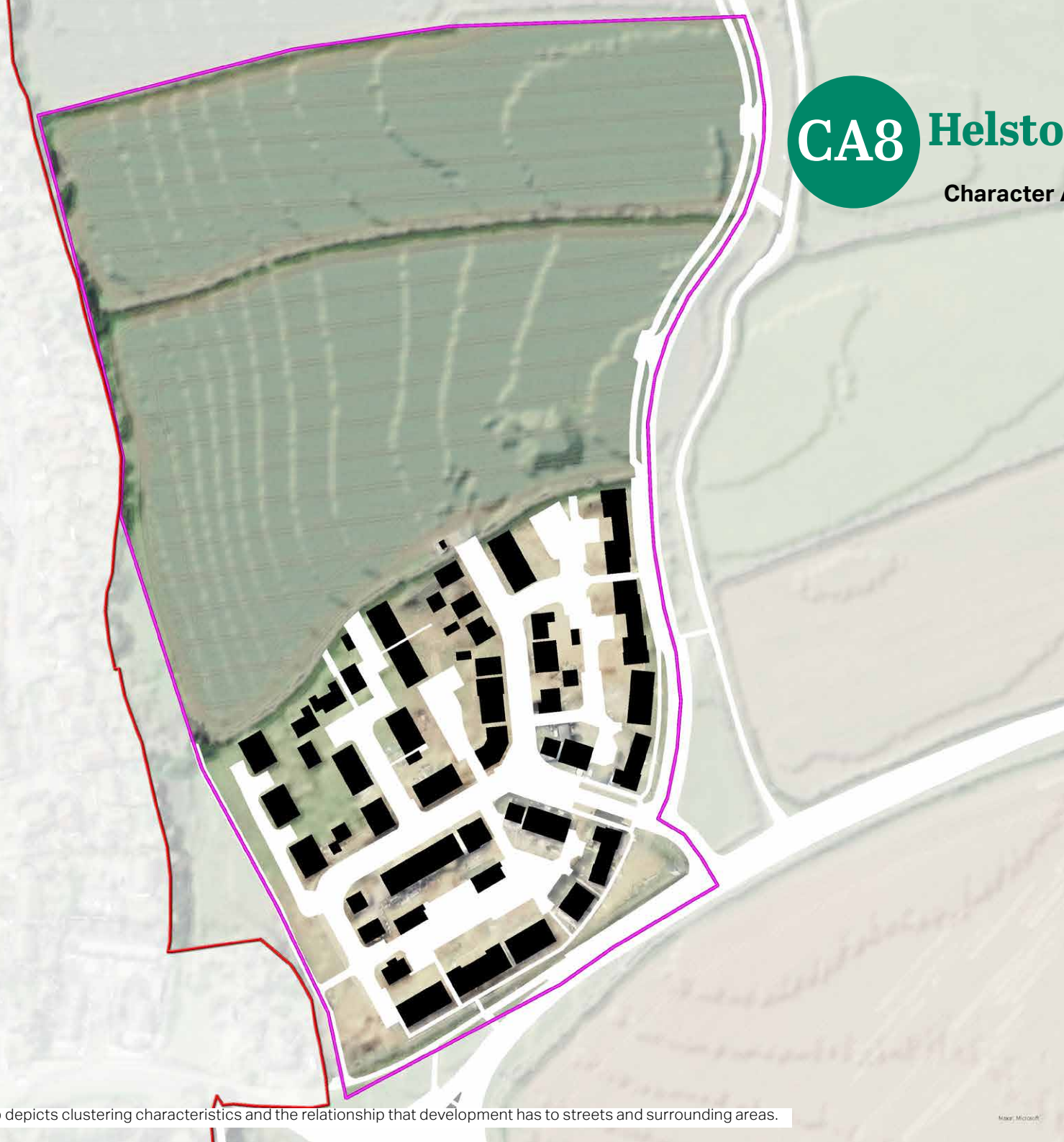
Figure 46: Composition of stone cottages with mansard development behind.



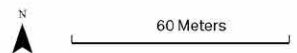
Figure 47: Poor quality fencing.

CA8 Helston fringe

Character Analysis



Wendron Parish Boundary
CA8 Helston Fringe



Map 06: The Nolli map depicts clustering characteristics and the relationship that development has to streets and surrounding areas.

CA8 Helston fringe

Character Analysis

Pattern and layout

Located at the southern extents of the Neighbourhood Area boundary, this greenfield development area extends the urban edge of Helston and is articulated by the use of typologies and density. Plot to development ratio is high, and provision of private outdoor space low. Street scene car clutter is reduced by parking courts and there is good circulation throughout the development for pedestrian and vehicle. Building arranging is formed by a series of mini blocks, and building line and setback is very formal. Additional density is created by three-storey apartments, and the development utilises the concept of gateway buildings to assist wayfinding and orientation.

Green & blue infrastructure

The high plot to development ratio reduces the availability of private green spaces. Front gardens are replaced with garden strip frontages, and simple rear gardens are included. Streets include street trees and verges, and there are some simple lawned communal areas and access along the Helston edge. Rear parking courts utilise left over space and reduce car clutter, but here the areas lack any green infrastructure.

Architecture

The architectural language is varied and modern, incorporating a range of housing size typologies and aesthetic diversity, including three storey apartments, detached and semi-detached, terraced housing and single storey units. It is encouraging to see external storage provision incorporated. Houses have gabled roofs, with some pitched crosswings, pitched roof porches, although there are some flat roof porches. Pyramid hipped roofs are used to define development nodes. Façade s seem quite basic, with materials used to break monotony, although not always successfully. Fenestration at times seems quite ungenerous and unbalanced.

Materiality

Nationally available building products are complimented by some locally recognisable finishes such as stone boundary walls and Cornish hedges. External areas also include contrasting surfaces such a macadam and pavers to define nodes, with raised table crossings. Buildings are finished in combinations of smoother render, cut stone, weatherboard with flat concrete tiles with contrasting ridges. uPVC verge and gable capping is used.

CA8 Helston fringe



Figure 48: An example of three storey building turning the corner.



Figure 49: Street trees incorporated.



Figure 50: Parking courts at rear reduce car clutter at street level, however these fail to integrate green infrastructure (GI).



Figure 51: Composition of typologies. Unusual and prominent three-storey pyramid hipped building with unbalanced fenestration.



Figure 52: Unusual picture frame windows. Cornish hedge boundary.



Design guidance & codes

04

4. Design guidance

This section sets out the principles that will influence the design of new development and inform the retrofit of existing properties in the Wendron 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, setting out the expectations of the Wendron Parish Neighbourhood Area. The design guidelines are more general and applicable to the Neighbourhood Area, set out as 'area-wide design guidance' to ensure they are adaptable to the unique characteristics of the Plan Area. Images are used to reflect good precedent and demonstrate design issues for consideration.

This guidance advocates for character-led design which responds to, and enhances the landscape setting and villagescape character. It is important that new residential development responds to the local context and enhances the "sense of place" whilst meeting the aspirations of residents.

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 Does new development demonstrate design synergy with existing heritage building character and in terms of physical form, building arrangement and movement/access?
- 2 Do all developmental components e.g. buildings, external space, access and parking relate well to each other; providing safe, connected and functional, attractive spaces?
- 3 Does the development masterplan relate sensitively to the existing settlement area, heritage buildings, ecological listings and topographic/ landscape features?
- 4 Does development integrate with existing access (pedestrian and vehicular) opportunities, streets patterns and networks and understand usage?
- 5 Does the planned development material specification reflect the local geology and vernacular material/construction techniques of the area, but avoid pastiche replication?
- 6 Redevelopment of heritage buildings including farms should conserve vernacular features and arrangements where practicable. Is this demonstrated within the design proposal?
- 7 Are the materials and construction details contextually appropriate to provide robustness and longevity within exposed site environments?
- 8 Are Net Zero aims well integrated within the design proposal? Does the development adopt low energy and energy generative technologies for space heating?

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 in the design proposal.

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

Pattern and layout of buildings

- What are the essential spatial characteristics and street patterns of the existing development area, and to what extent are these characteristics mirrored in the new development proposals?
- Is the plot-to-development ratio appropriate for the location?
- How does the proposal respond to, respect, and integrate site and landscape features, such as topography, green infrastructure, and hydrology?
- Does the proposal relate and connect with its context and the proximate streets? Have significant physical and visual assets been identified, and does the design respect/ incorporate these assets?
- If the design is situated within or adjacent to a designated heritage, landscape, or ecological asset, have all elements contributing to its significance been thoroughly considered and respected in the new layout proposal?

Access

- Have active and passive security measures been considered in the development?
- Is external space proportionate? Do access and parking areas align with the existing spatial street scale and character?
- Does the development prioritise accessibility, permeability, and connectivity over cul-de-sac layouts? Is there potential to integrate with previous developments, and create a network for non-vehicular movement and enhanced route options?
- Are developments designed to be accessible for users of all physical abilities, with connections to public transport infrastructure?

Building heights and roofline

- Is the proposed development building height and roof type suitable/in-character for the location?
- Does the height of the proposed development tie into to exiting precedent and respect view sensitivity?
- Will the proposed development height adversely affect the amenity or privacy of nearby properties or gardens, and have measures been implemented to mitigate any negative impacts?
- Are there distinctive characteristics or rhythms in the roofs of nearby developments that could be incorporated into the new development?

Building line and boundary treatment

- Are appropriate levels of setback included to create streetscene diversity, green infrastructure and storage space?
- Does the proposal adopt a characteristic response to building line/enclosure characteristics?

- Have appropriate and characteristic of the boundary treatments been integrated? Are Cornish hedges included and do they demonstrate strategic ecological connections/continuations?
- Can native green infrastructure be specified as part of the boundary treatment strategy?

Green spaces and street scape

- Is there an astute use of space to create higher proportions of external space for meaningful green infrastructure?
- Does the masterplan include sufficient green infrastructure to blend and embed the development into it's surroundings?
- Do the proposals align with and compliment existing green corridors and biodiversity habitat networks?
- Does the scheme consider the capacity for tree planting on the site, and have opportunities been integrated to contribute to the goals outlined in the National Planning Policy Framework (NPPF) (paragraph 131) and local targets for tree canopy cover?
- Are suitable species specified for the exposed locations of the Neighbourhood Area, and is there sufficient landscape

maintenance planning/funding integrated into project economics?

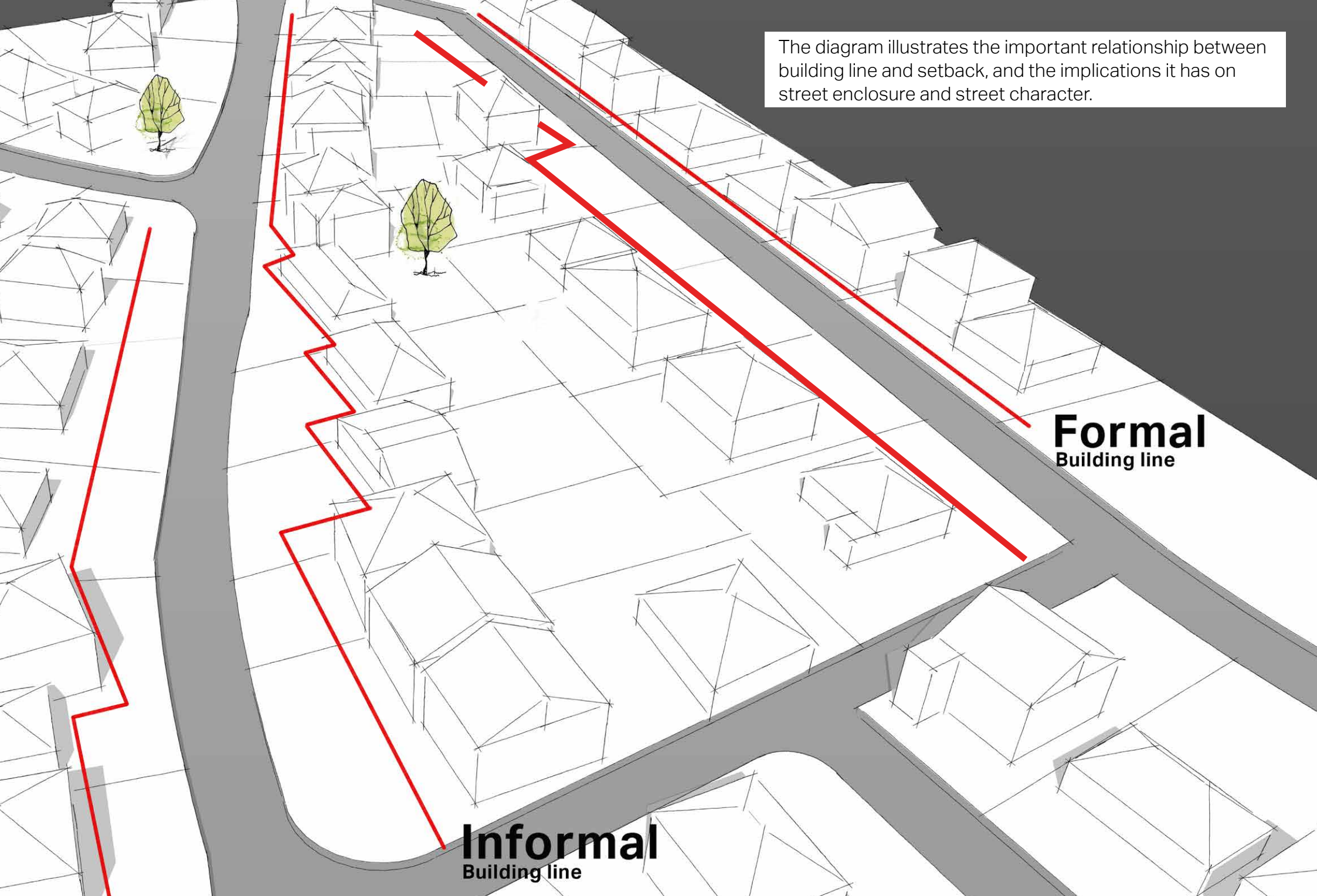
- Is climate resilience demonstrated within the landscape design?
- Are off-plot car parking areas coupled with planting and features to create meaningful habitats?
- Are nature-based water management solutions/Sustainable Urban Drainage Systems (SuDS) integrated for on-site water management?
- Does the development identity and external spaces acknowledge the mining/cultural/industrial past and have opportunities to do this been integrated?

Architectural details and materials

- Does the new development demonstrate design lineage with early settlement character?
- Do proposed dwellings demonstrate responsible material specification and detailing tailored to local climatic conditions?
- Are meaningful building performance and sustainability objectives demonstrated within design proposals?
- Can local materials be specified to support and promote local industries? Has material reclamation been explored, as a means to incorporate hard to source local materials?
- Is material specification mindful of user maintenance engagement? and does the planned specification offer a robust and sensible approach to ensure longevity?

Parking and utilities

- Does the masterplan integrate parking solutions that enhance rather than dominate the streetscape?
- Does new development incorporate low-energy, renewable space heating, and/or power-generative technology?
- Does the new development provide high-speed internet connectivity and designated spaces for working from home?
- Are all utilities and technologies effectively integrated within the building design? In cases of redevelopment involving heritage buildings, has technology been strategically placed away from primary street views?
- Does the lighting strategy align with the settlement's overall strategy, encompassing both private and public lighting applications?
- Has adequate provision been made for bin storage, including designated areas for waste separation, holding, and recycling?



The diagram illustrates the important relationship between building line and setback, and the implications it has on street enclosure and street character.

Formal
Building line

Informal
Building line

Figure 53: - Building line and the influence on street character.

4.3 Design guidance

DG01

Pattern and layout of buildings

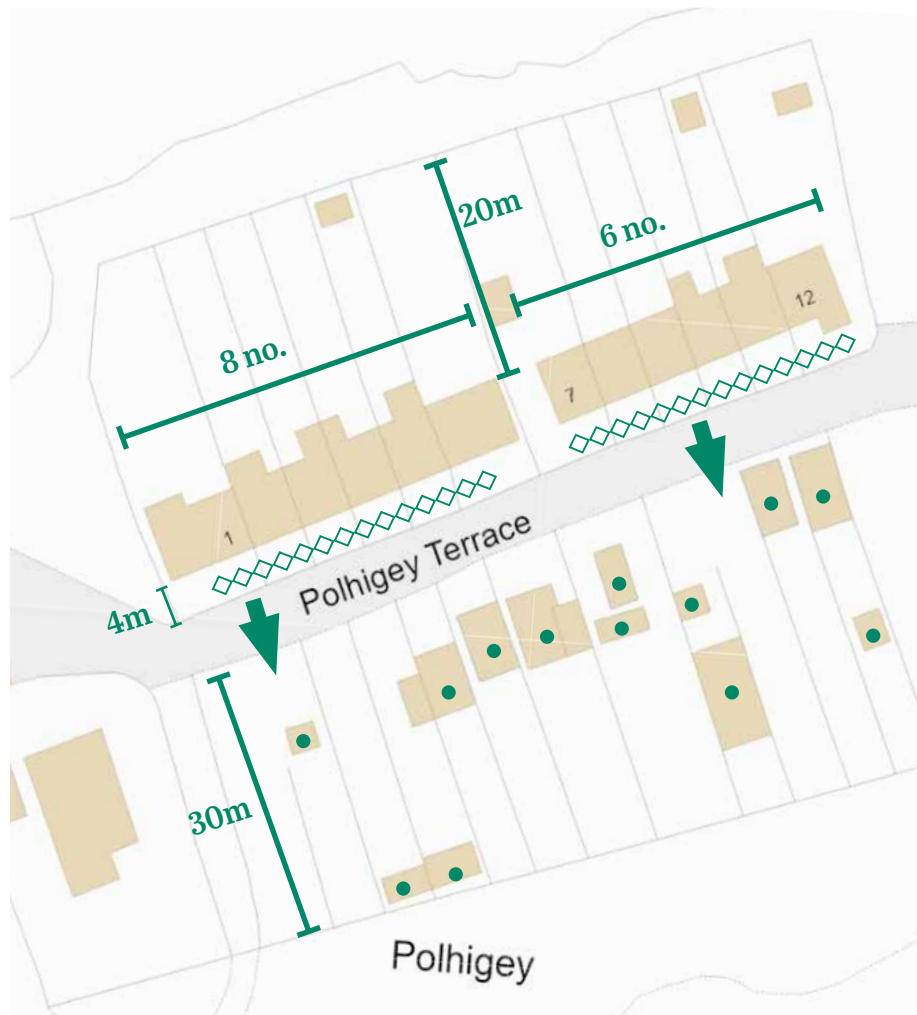


Figure 54: Polhigey Terrace is a good sustainability model for mining heritage character.

Prepared for: Wendron Parish Neighbourhood Plan

Area-wide Design Principles

1. Pedestrian access 'walks/mews' should be encouraged to promote active mobility;
2. Arrangements demonstrated at Polhigey Terrace which incorporate garden frontage and parking/garden/working from home space across the street is good concept which should be explored for new development areas;
3. Variation derived by settlement phases is characteristic. Streets must continue to be varied and planned to incorporate characteristic typologies. Short terraces punctuated by detached bungalows and larger detached and semi-detached two-storey dwellings would be in-keeping. Overstimulation or trite variation should be avoided by creating street rhythms and meaningful response to place;
4. Monotype developments should be resisted to create social diversity and vitality;
5. Perpendicular building placement and buildings placed directly at the street edge is characteristic and should continue to be incorporated delivered via non-habitable space. Designers could evolve the concept to create development enclosure points or gateways nodes;
6. Breaks in development must be strategically incorporated to provide views and orientation, enhancing the overall built experience and sense of place;
7. In weather exposed areas, opportunities must be explored to create protected external areas to enhance the usability of external space for the benefit of residents and green infrastructure;
8. Larger masterplans shall incorporate a range of parking solutions and separated parking areas. Parking arrangements must be carefully considered to provide efficient and aesthetically pleasing solutions with integrated GI.

DG01

Pattern and layout of buildings

Area-wide examples:



Figure 55: Thermally efficient terraces: adjoining party walls reduce heat loss as there is less external surface area exposed to the elements and therefore less surface for heat to escape, resulting in better energy efficiency.



Figure 56: Parking across the street or generally in an off-plot scenario can help improve community interaction, and reduce the impact of car dominance of building principal elevations.

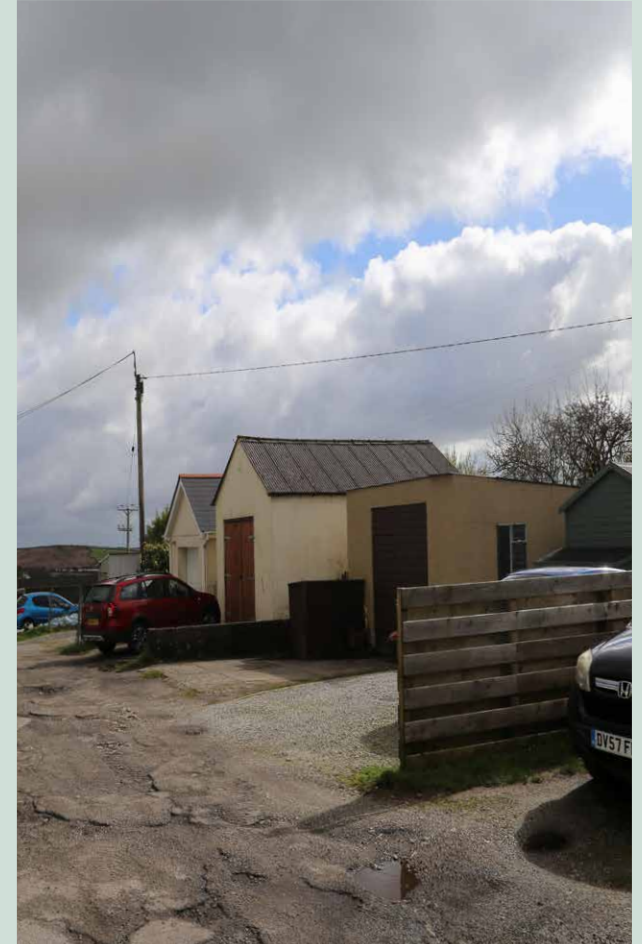


Figure 57: Providing sufficient space for external components such as parking, gardens and storage/working from home space helps embed enhanced quality and richness into development.

DG02

Green & Blue infrastructure



Figure 58: Green infrastructure must be used to environmental engineer a richer living environment that enhances the built environment and provides ecosystem services. New characteristic Village green/common areas should be explored as a mechanism for delivery.

Prepared for: Wendron Parish Neighbourhood Plan

Area-wide Design Principles

1. All new developments must include street trees and tree cover and all major new developments must contribute towards Cornwall Council's Climate Emergency tree canopy targets Policy G3;
2. Developments must demonstrate trees planting strategies and species which can tolerate the high exposure of the Neighbourhood Area. Development layouts should also design-in protected areas and preferable microclimates for green infrastructure;
3. Cornish hedges are not only characteristic, but they also offer diverse linear habitat for a range of animal and plant species. These elements should be integrated strategically to support local biodiversity and provide connectivity between ecological habitat areas;
4. Village green/common areas within settlements are characteristic, and mechanisms should be explored to integrate more communal verge/common areas within development areas;
5. Development must be designed around the retention of existing green infrastructure elements, applying the biodiversity mitigation hierarchy. Designers should ensure that new developments deliver on-site biodiversity net gain;
6. Development water management should Implement nature-based solutions such as raingardens, raingarden planters, open rills, and permeable surfaces to manage rainwater runoff;
7. New development must not specify turf with plastic netting or artificial turf to promote sustainable land management practices and reduce environmental microplastics; and
8. Development must Incorporate bolt-on features into new developments to assist biodiversity, including bat bricks, bird boxes (complying with BS 42021:2022 Integral nest boxes), bee posts, standing dead trees and hedgehog gravel boards.

DG02

Green & Blue infrastructure

Area-wide examples:



Figure 59: Cornish hedges provided characteristic natural linear boundaries with high biodiversity value.



Figure 60: Village greens/common land offer communal green space distinct to park or play spaces, that provide maintained space for green infrastructure and access for settlement residents.



Figure 61: Failed tree planting was noted in the Neighbourhood Area. High exposure area developments must specific suitable tree species and there must be mechanisms in place to ensure tree establishment and maintenance.

DG03

Architecture (design & construction)



Figure 62: Simple long cottage with pitched slate roof, portrait balanced fenestration, and lean-to extension.

Prepared for: Wendron Parish Neighbourhood Plan

Area-wide Design Principles

1. Architectural designs and specifications must demonstrate design lineage from high-quality vernacular precedent. This aspiration should not stifle innovation, and designers should strive to create buildings which synergise between local heritage and contemporary design principles;
2. Less is often more when it comes to specifying high value vernacular materials such as granite. Designers should be encouraged to focus on key visible areas of the building, for example front door lintels, thresholds/steps and porch uprights;
3. Pitched roofs should be the main roof type for principal dwellings, porches, and dormer windows to enhance weather resilience;
4. Simple lean-to style extensions are characteristic within the character area;
5. Robust verge detailing is required especially in exposed areas, and slate capping should be considered for this application;
6. Sash windows and portrait proportion window apertures should be considered as are characteristic;
7. Simple enclosed pitched porches with walls and open fronts are characteristic and provide enhanced weather protection for residents and practical storage space; and
8. The provision of well-considered external storage should be included for smaller housing typologies.

DG03

Architecture (design & construction)

Area-wide examples:



Figure 63: Characteristic, integrity and contemporary. A very positive precedent example.



Figure 64: Stonework complimented by contrasting steel and timber cladding lean-to side extension. High quality boundary wall and groundcover planting.



Figure 65: Simple stone cottage, uPVC sash and lean-to side extension. Characteristic very achievable precedent.

“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 through 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 Neighbourhood Group Steering Group.



Figure 68: Example of clear design lineage and innovation (new development).



Figure 69: Example of original dwellings.

DG04

Materiality



Figure 70: Renovated building demonstrates characteristic granite colours (cream, greys and buff) complimented by new slate roof and dark windows frames.

Area-wide Design Principles

1. Slate should be the primary roofing material, with a preference for Cornish, or those of a similar thickness and sympathetic silvery-grey aesthetic. If alternative materials are to be used, design lineage to slate must be demonstrated and substitute materials must provide enhanced weather/climatic performance;
2. Scantle slate roofing should be advocated for in gateway or other prominent buildings;
3. Façade substrates and finishes must be resilient to exposure and driving rain. Specifications must ensure façade s remain waterproof, stain resistant and without degradation building performance;
4. Slate hanging is a characteristic and should be integrated when appropriate;
5. Rubble construction, particularly rubble gables are characteristic, often combined with thin lime renders which display the stone texture below;
6. New development should include elements of granite in the construction of buildings;
7. Granite elements should also be specified for external areas and surfacing, for example granite piers or aggregate wearing courses;
8. Lime mortar must be specified for stonework, both new construction and for reparation;
9. Materials specification should ensure quality, robustness, and longevity. Net Zero should be a key specification consideration. There should be demonstrable preference for locally made low carbon materials and material re-use, and green guides should be used to source sustainable products, <https://tools.bregroup.com/greenguide/podpage.jsp?id=2126>;

Pattern book

The Neighbourhood Area has a rich material palette which demonstrates the rural/agricultural/mining aesthetic of the Parish. The goal for future development is to demonstrate true design lineage derived from settlement character and robust specification, to develop a representative future high quality Cornish housing standard.

The following images demonstrate simple and achievable good examples of architectural details and material-use that align with settlement character. Some example materials shown, may be locally sourced and now difficult to find, and developers should be encouraged to source reclaimed materials to overcome such supply issues and some combinations may also be a mix of modern and vernacular.

The group's aspirations and the challenge for future development, is to implement a balanced architectural style and material palette, that delivers performance and sustainability, in-synergy with local character.



Lime washed rubble stone



Granite stone, lime mortar



Slate



Slate hanging



Portrait windows



Placement



Pitched porch



Open fronted pitched porch



Large public verges/common land areas



Cornish hedges



Granite gate piers



Granite wearing course (permeable)

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

- Configuration lends itself to increased density in a semi-detached layout;
- Subtle material and form variation across façade;
- Modern sash and aperture proportions;
- Lime mortar provides traditional finish and supports heritage industry;
- Slate roof and façade slate hanging; and
- Granite lintel, façade, steps and gate piers.



A Slate roof and brick chimney are characteristic combinations.

B Portrait geometry of sash compliments the building's form.

C Granite elements and rubble stone wall, exude permanence.



- Perpendicular alignment to street;
- Granite stone principal façade, rubble stone gable;
- Thin lime washed gable illustrates stone texture;
- Low profile soffit and verge;
- Cut slate verge cap;
- Slate roof, contrasting ridge and brick chimney;
- Pitched open fronted porch;
- Granite driveway aggregates; and
- Granite gate post piers.



A In-keeping porch provide sheltered transition and useful storage space.

B Natural product for verge capping delivers resilience and product sustainability.

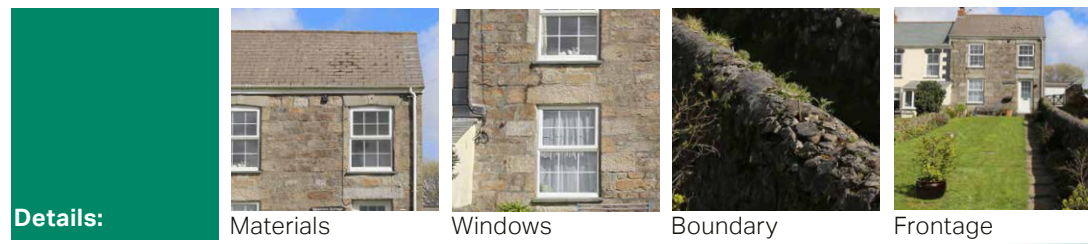


- Sustainable terrace typology with variation across the terrace;
- Stepped terrace responds to topography;
- Generous windows apertures and balanced fenestration;
- Traditional boundaries; and
- Long garden plot provides practical use and street greening.



A Terraced typology offers construction savings and energy efficiency improvements.

B Garden plot provides space for green infrastructure, nature and residents.



- Good example newbuild with well-considered façade specification;
- Stone and mortar colouration;
- Dark windows and slate sill;
- Slate roof; and
- Boundary wall.



- A** Attention to detail material specification, delivers in-keeping character and combines
- B** External material accents and complimentary colour palette.



- Blending modern and vernacular materials;
- Standing seam has some synergy with slate;
- Dark uPVC compliments roof and stove outlet; and
- Simple articulated single storey building form.



A Standing seam can offer an in-keeping variation to slate.

B The quality of the stonework, complimented by contrasting materials.



- High quality composition of contemporary and traditional materials;
- Granite lintels and cut stone façade;
- Slate roof and sills;
- Dark uPVC compliments slate roof; and
- Pitched porch and living room extension.



A Attention to detail.
Focus on quality.

B Material contrasts.
A blend of contemporary and traditional materials.



The background of the slide is a photograph of a two-story stone building with a gabled roof, possibly a schoolhouse or a church. The building is made of rough-hewn stone and has several windows. In the foreground, there is a low stone wall and a paved area. A large, semi-transparent green circle is overlaid on the right side of the image, containing the text 'Deliverability' and the number '05'.

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 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.

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 systems. 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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