

# Devoran Conservation Area Management Plan



**March 2010**

**This Conservation Area Management Plan was commissioned by Carrick District Council. At the Carrick Cabinet meeting on 17 March 2009 Members resolved to recommend to the Joint Implementation Executive that the Devoran Conservation Area Management Plan be adopted. It was subsequently endorsed by Cornwall Council as a material consideration within the emerging Cornwall Council Local Development Framework on 24 April 2010. The recommended changes to the boundaries of Devoran Conservation Area were authorised by Cornwall Council and came into effect on 24 April 2010.**

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## 1.0 INTRODUCTION

This Management Plan for the Devoran Conservation Area was prepared by Carrick District Council in accordance with national planning policy and guidance. Following local government reorganisation it was endorsed by Cornwall Council in April 2010 as material consideration within the Council's emerging Local Development Framework. Its purpose is to provide a practical and authoritative guide, for use by the local planning authority, the Parish Council, property owners, developers and their advisors, on the type and extent of development that is both permitted and desirable within and adjacent to the Conservation Area.

The Management Plan sets out objectives for the protection and enhancement of the conservation area, seeks to address the weaknesses and threats identified in the Character Appraisal, and bring forward opportunities to enhance the area. It should be read in conjunction with the Character Appraisal and the Carrick Design Guide: these documents are available on the Council's website [www.cornwall.gov.uk](http://www.cornwall.gov.uk) or from the Feock Parish Council office. This Plan has been developed from the Character Appraisal and draft management proposals for the Devoran Conservation Area produced by The Conservation Studio on behalf of the Council. These were completed in May 2008 and were developed in consultation with the local community, in accordance with the Council's Statement for Community Involvement.

In addition to the Conservation Area Appraisal this Management Plan builds on an extensive body of recent research and planning including:

- Cornwall Industrial Settlements Initiative (CISI) - Devoran (2002)
- Cornwall & West Devon Mining Landscape World Heritage Site Management Plan (2005)
- Feock Parish Plan (2007)
- (draft) Landscape Strategy for Carrick Villages (2001)

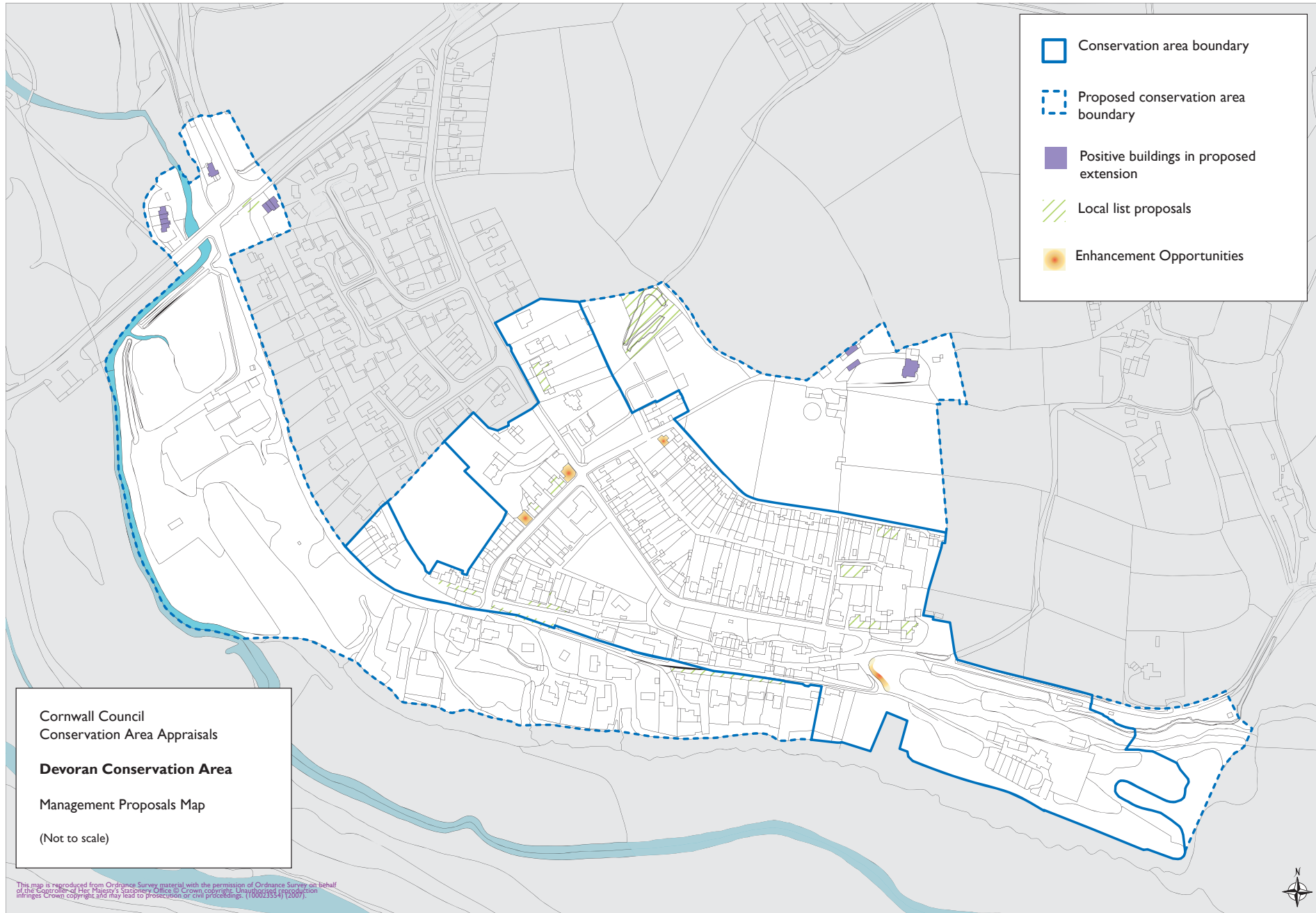
As a management tool this Plan encourages the Council, property owners and occupiers, developers and their advisors and the local community at large to engage in the conservation, beneficial use and enhancement of the local historic environment. This will help secure the long term viability of Devoran and its Conservation Area as an important cultural, social and economic asset.

The three key objectives of the Management Plan are:

- To acknowledge the issues facing management of the Conservation Area;
- To provide policies for the positive management of the Conservation Area, thereby ensuring that the value of this local historic environment is protected, conserved and enhanced;
- To set out a programme of actions in support of these policies, to be achieved within the life cycle of this Management Plan.

The format of this report reflects the two main priorities of a Conservation Area Management Plan:

- To ensure the ongoing protection of the existing buildings and townscape of the Conservation Area and,
- To guide its future development in a manner that preserves or enhances its special character and appearance.



## 2.0 THE DEVORAN CONSERVATION AREA

### 2.1 Statement of Special Interest

Devoran is located between Truro and Falmouth in south Cornwall, to the east of the A39 which connects the two larger settlements. The village is situated on a south-facing slope, overlooking Restronguet Creek. The village lies in attractive countryside and is within one of the designated areas of the Cornwall World Heritage Site and adjacent to the Fal Estuary Area of Outstanding Natural Beauty. This topography provides stunning views across and along the water, with similarly attractive views of the village in reverse from the Carclew Estate on the opposite side of the creek.

Devoran developed as a major centre for tin streaming from the late 18th century and by the 1830s the settlement had grown from just a few scattered farmsteads to a busy port, served by the Redruth and Chasewater Railway which opened in 1826. Maps of the 1840s and 1880s confirm that Devoran Quay was covered in tramway tracks, leading to a succession of wharves from where the ore was loaded onto the boats. Stone enclosures called hutches for storing this ore still exist, although heavily restored. In the 1830s the Agar-Robartes family from Lanhydrock, who owned most of the land, drew up a plan for new residential development; although the full extent of their ambitions was never built, Devoran retains the character of a 'planned' 19th century town. A school was provided in 1846 and a new church and vicarage in 1856, all designed by the notable architect of Truro Cathedral, J L Pearson. Between the 1870s and 1890s Cornwall's mining industries declined and the railway closed in 1915. The port continued in decreasing use for another five years.

Today Devoran retains a cohesive centre, notable for its church, former school and market building; for the fine listed buildings along St John's Terrace; for the more vernacular houses and cottages elsewhere in the village, and for its attractive landscape setting overlooking the tidal creek. Along the former quayside there are also a number of surviving features from the settlement's industrial past including the line of the old tramways, former railway buildings, and sections of cobbled pavements. Whilst much of the land between the Conservation Area and the creek has now been infilled with mainly 1960s development, towards the east a large grassed area overlooking Restronguet Creek is protected from development.

### 2.2 Strengths and Weaknesses, Opportunities and Threats

The strengths of the village and its Conservation Area are derived from its distinctive character. These can be summarised under the following headings:

- The creek-side setting on south-facing slopes.
- The relationship between the compact village core and the surrounding landscape.
- The valuable role of mature trees, shrubs and hedges in the historic village and along its boundary.
- The substantial survival of the settlement's industrial heritage.
- Views and vistas that result from a combination of the village's topography and waterside location.
- The architectural cohesiveness of the mid 19th century planned 'new town'.
- The distinct contrast between the formality of the planned terraces and organic, vernacular forms of development.
- The role of the Church spire as a landmark within the village.
- The important green core in the heart of the village provided by the grounds of Devoran House and by the recreation ground and churchyard.

The Conservation Area contains five distinct character areas. These are:

- Devoran Lane
- St John's Terrace, Belmont Terrace and Church Terrace
- Market Street
- Quay Road
- The former quay and river

## 2.0 THE DEVORAN CONSERVATION AREA

The Conservation Area Appraisal highlights the positive aspects of each character area and identifies key significant issues and threats to their effective conservation and enhancement. A number of issues have also been identified by the Parish Council and local community as part of the public consultation process: these are discussed in Chapter 10 of the Appraisal. Some of these threats are of a kind that face conservation areas throughout Cornwall and elsewhere, but some will arise specifically from the pressures for change in Devoran. These include:

- A lack of appreciation of the characteristics and features that make Devoran special and give it value.
- Proposals for inappropriate new development that erodes local character.
- Unsympathetic alterations and inappropriate materials, finishes and detailing.
- The loss of local facilities.
- The future of the former Devoran Primary School building.
- The loss of trees, mature gardens and green open spaces within the village.
- Threats to existing views within the village and its wider landscape setting.
- Achieving sustainable access and development in the Conservation Area.
- Traffic management and parking schemes which fail to take account of the character of the Conservation Area.

A number of opportunities exist to build on the Conservation Area's strengths and to mitigate or overcome these weaknesses and threats. In particular Devoran may benefit from:

- Development projects in the village centre may help redress the negative impact of earlier changes, and there is a real opportunity for heritage to inform the design of new development, creating interesting areas that reinforce local distinctiveness.
- The adoption of this Management Plan offers a real opportunity to achieve a coordinated approach to the future management and conservation of the Conservation Area, particularly in respect of highways and traffic management schemes, and an enhanced working arrangement with the Parish Council.
- Developer and/or project funding may be applied to the improvements of the streetscape and public realm.

- The protection and enhancement of the Conservation Area offers an opportunity to reinforce civic pride and promote local traditions and distinctiveness.
- Through careful monitoring there is an opportunity to identify and quantify the contribution that the local historic environment makes to the local economy, thereby demonstrating the benefits of heritage-led regeneration and cultural tourism.

The aim of this Management Plan, as the following chapters make clear, is to help guide the future development of Devoran in a way that will maximise the strengths of the Conservation Area.

## 3.0 GENERAL POLICY RECOMMENDATIONS

### 3.1 Introduction

The Devoran Conservation Area owes its designation and its protection to national designation in the form of the Planning (Listed Buildings and Conservation Areas) Act 1990. The detailed obligations set out in that Act are described in Appendix One of this report. In summary, the Act aims to give protection to areas which are judged to have special architectural or historic qualities. As the title suggests, the emphasis in conservation areas is on the area, or on groups of buildings, rather than individual buildings. The quality of an area may relate to its historical unity or, in a more mixed environment, to the consistency and harmony between buildings and features of different periods. In the case of Devoran a detailed analysis of the conservation area has been provided in the Conservation Area Appraisal which can be viewed on the Council's website [www.cornwall.gov.uk](http://www.cornwall.gov.uk).

The designation of a conservation area brings into force certain controls over development but the legislation, and the official guidance which accompanies it are not intended to freeze the process of change. Instead the intention is that change should be managed in a positive way to maintain the qualities which make up the special character of the area in question. This report focuses on the management processes and priorities for the Devoran Conservation Area.

This chapter outlines the local planning context within which this Management Plan has been developed. It then provides a set of policy recommendations which are applicable to the whole of the Conservation Area, and which form the basis of the more detailed recommendations for action in the chapters which follow.

#### USEFUL LINK

Further information on the background to Conservation Areas, including guidance on their appraisal and management, can be found on the English Heritage website at [www.english-heritage.org.uk](http://www.english-heritage.org.uk) or at [www.helm.org.uk](http://www.helm.org.uk)

### 3.2 The Local Planning Context

The Council's Local Development Framework (LDF) is being produced within the context provided by national planning policy and in conformity with regional guidance. It has regard to the emerging Regional Spatial Strategy.

At the time that this Management Plan is being prepared, the Local Development Framework is still in the process of evolution and consultation continues to take

place. Indeed, this Plan and the consultations which have taken place during its drafting, is part of that process. Until the Local Development Framework is complete, selected retained policies from the Carrick District Local Plan (April 1998) still apply.

Of particular relevance here are four Local Plan policies which are reproduced in full in Appendix Two of this report. In summary, the aspects of the Conservation Area protection which they cover are:

- The setting of listed buildings, and the spaces and groupings of buildings which form the setting of listed buildings (Policy 4D);
- The role of development in preserving or enhancing the special character of a conservation area, and the presumption in favour of retaining buildings which make a positive contribution to such an area (Policy 4F);
- The design of new or the refurbishment of existing shop frontages, to respect the architectural integrity of the buildings and the character of the Conservation Area (Policy 4Q);
- Signs (including advertisements) to respect the architectural integrity of the Conservation Area (Policy 4R);

Useful link: Further information on the Council's Local Development Framework and related policies can be found on the Council's web site at [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### 3.3 Management Plan Policies

In light of national legislation and guidance and Local Plan policies, this Management Plan recommends a number of draft policies for the protection and enhancement of the Devoran Conservation Area. These policies are based on the analysis of the area in the Conservation Area Appraisal (2007) and reflect the outcome of consultations with local stakeholders and residents. They are policies which are designed to apply to the whole of the Conservation Area: more detailed recommendations and design guidance can be found in the following chapter.

Policy 4F of the adopted Local Plan states: "Proposals for development in a Conservation Area should preserve or enhance the special character of the area in terms of scale, height, form and massing, respecting the traditional pattern of frontages, vertical or horizontal emphasis, detailing and materials. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of Conservation Areas."



### 3.0 GENERAL POLICY RECOMMENDATIONS

This policy applies to the Devoran Conservation Area because of the quality and special character of its townscape and setting. As demonstrated in the Appraisal, this quality is the result of the way in which the village has developed over time; its landscape setting; the compact nature of the historic core; the scale and layout of its streets, and the height, scale and character of the buildings which line those streets.

The relationship between these buildings and spaces is as important as the buildings themselves. For example there is a distinct contrast in Devoran between the polite ordered architecture of St Johns Terrace, and the more varied cottages along Belmont Terrace with their long mature gardens. Elsewhere in the Conservation Area the early 19th century organic, vernacular and relatively small scale development associated with the old quays and early phases of the railway, contrasts with the planned, larger scale formal and elegant elements of the planned 'new town'.

Back lanes provide a high degree of permeability and public access within Devoran, and consequently there are few buildings which are not to some extent visible from the public realm. As a result roof alterations, rear and side extensions, back land developments, and extensions into rear plots will all have a significant impact. Combined with the high quality of the built and natural environment, this places great importance on good quality design and materials.

In the application of Policy 4F it will also be important to have regard to the particular qualities of the five distinct character areas which make up the Conservation Area, and the contrast between the organic and planned parts of Devoran that contribute to its overall character. It should be clearly demonstrated how proposed developments and alterations will relate to the character area in question.

The draft policies which follow relate to and expand upon the retained Local Plan policies. In each case the draft policy is accompanied by an explanation to show how that policy relates to the special qualities which characterise the Devoran Conservation Area. More detailed guidance and supporting information is contained in the following three chapters of this Management Plan.

#### DRAFT POLICY 1

Developments adjacent to the Devoran Conservation Area should in their scale, height and massing, respect the wider setting of the Conservation Area, including views into and out of it.

#### Explanation

This builds directly upon Policy 4F of the Carrick Local Plan which addresses development within a Conservation Area.

National guidance emphasises the need to consider the impact of development on the setting of a Conservation Area and views into and out of it. Devoran is distinguished by its topography and landscape setting, nestling on the lower slopes of a valley side that drops southwards to Restronguet Creek. The settlement pattern relates closely to the landscape with houses 'hugging' the hill, whilst roads follow the contours affording panoramic views of the creek and Carclew Woods beyond. On the gentle, higher slopes on Devoran's northern edge is a strip of small-scale farmland that forms a transition to a larger-scale farmland on the plateau top. The old A39 provides a sharp boundary on the settlement's western edge whilst the creek forms the southern boundary.

Key elements of Devoran in its setting are:

- Strong 'natural' edges between the historic core of the village and the wider landscape provided by mature trees, shrubs and planting.
- Important green core provided by the grounds of Devoran House and by the Playing Field.
- Gateway views on entering the historic village from Quay Road, Old Tram Road and Devoran Lane.
- Important views out to the woods, hills and ridges in the south which form a critical part of the setting of the Conservation Area.
- The Church as a landmark within the village and a focal point in views into Devoran from footpaths to the north.
- The small scale landscape above the northern edge of the village, forming the setting of the Church and Belmont House and the backdrop to the Conservation Area.

### 3.0 GENERAL POLICY RECOMMENDATIONS

The pattern of settlement at Devoran relates strongly to the surrounding landscape, a relationship that is important to maintain. The extent of any impact on the visual setting of the Conservation Area will be determined on a case by case basis.

#### DRAFT POLICY 2

Alterations to streets, roads and back lanes in the Devoran Conservation Area including changes to the carriageway, pavements, parking layouts, and street furniture should have regard to the character of the Conservation Area and its long term conservation.

#### *Explanation*

As a residential village popular with commuters movement is essential to the wellbeing of Devoran. However movement can also be destructive. In particular the dominance of traffic and parking can have an immensely negative effect on the character and vitality of this rural village. At the public consultations during the preparation of the Conservation Area Appraisal respondents placed a great deal of emphasis on the detrimental impact that speeding traffic and parking have had on the character of Devoran. These issues are discussed in greater detail in the Feock Parish Plan and are considered in Chapter 6.

Achieving the right balance between movement and the quality of a place is never easy. The intention of this policy is to emphasise that the quality of the streets and spaces should not be sacrificed to meet the needs of traffic or parking. In many cases, the retention of historic street layouts and surfacing will have a more positive effect of traffic calming and regulation than more engineered solutions: the introduction of urban features such as road humps and rumble strips should be avoided in a rural setting such as Devoran.

As the Conservation Area Appraisal reveals, there is a limited amount of surviving paving on streets and footpaths in the village. Where historic ground surfaces do survive they should be retained wherever possible, or where they no longer exist, be reintroduced where there is historic evidence for them. Of particular importance in Devoran are the original wide granite kerbs, for example along St Johns Terrace; the granite setts along Quay Road associated with the railway, and the white quartz 'cobbles' along Carclew Terrace.

The rough surfaced quality of many of the rear lanes and alleys in Devoran is characteristic: an unrestrained use of black tarmac in these areas would not enhance the historic character of the Conservation Area.

#### DRAFT POLICY 3

Development proposals entailing the loss of existing trees, hedges, gardens and green open spaces that make a positive contribution to the character and appearance of the Devoran Conservation Area will not normally be permitted.

#### *Explanation*

Devoran is set within a well-treed landscape, and boundaries are marked by mature hedges and gardens: even to the west the historic core of the village is separated from newer developments by the trees and open spaces around Devoran House and the Church/Vicarage group. The recreation ground is a significant green open space in the centre of the village. Indeed the historic village core is ringed by an important series of substantial properties standing in large landscaped and verdant grounds: Devoran House; the Church, churchyard and Vicarage; Belmont House, and Killigarth House.

Trees within the Conservation Area are protected by law where they have a stem diameter greater than 75mm when measured at a height of 1.5 metres above ground level. Any person who intends to do works to such a protected tree is required to give the Council 6 weeks notice. Further advice about the notification process and protected trees is available from the Council's website [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

#### USEFUL LINK

The Arboricultural Association produces a list of approved contractors and consultants for the management of trees on their web site [www.trees.org.uk](http://www.trees.org.uk)

Where landscaping forms part of a development the retention or use of locally characteristic species will be favoured; native species will normally be preferred because of their benefits to biodiversity. To aid visual cohesion the Council will encourage the use of fewer, characteristic species. Where significant specimen trees, hedgerows or general tree cover cannot be retained, well-planned and high quality re-planting will be expected, particularly where such natural features are important in creating enclosure.

In the village itself the recreation ground is an important local space both visually and in terms of ambient character, since it lies at the heart of the village. The

### 3.0 GENERAL POLICY RECOMMENDATIONS

adjacent detached gardens along St John's Terrace add both an informal quality and serve to preserve views, the openness of the settlement pattern and a central core of greenery. Throughout the village there has been a regrettable loss of mature gardens by conversion to hard standings: this is particularly evident along Belmont Terrace. The churchyard also functions as a public open space, as do the remnant areas of the quays and wharfs that have not been built over. The latter are crucially important for retaining a link between the village and the water and are protected by covenant.

The aim of this policy is to highlight the value of green open space, matures gardens and trees within the Conservation Area to ensure that they are safeguarded in the future.

#### DRAFT POLICY 4

The removal of historic boundary walls and railings will not normally be permitted where they make an important contribution to the character of the Devoran Conservation Area.

#### *Explanation*

Boundary treatments are of great significance to the character of Devoran, whether as part of formal polite streetscapes or in defining the character of rear plots and lanes. These range from simple domestic boundary walls to more substantial engineered structures such as the walls enclosing Devoran House, the church and school, and properties to the south side of St John's Terrace. Cast iron or wrought iron railings can also be found, such as the delicate spire-headed railing outside Killigarth House. Throughout the Conservation Area mature hedges shrubs and trees are important boundary features.

The removal or alteration of such boundary treatments, for instance to create car parking spaces, can be immensely harmful to the appearance of a street and will be resisted. Proposals to use Article 4 (2) directions to protect front boundary walls in the Conservation Area are put forward in Chapter 6.

#### DRAFT POLICY 5

The Council will support measures to improve understanding and appreciation of Devoran and its Conservation Area.

#### *Explanation*

One of Devoran's strengths is the fact that it is a very attractive place to visit. A range of initiatives have been developed with the potential to build up an awareness of Devoran and what it has to offer. These include the Cornwall Industrial Settlements Initiative (CISI); the Mineral Tramways project and the Cornish & West Devon Mining Landscape World Heritage Site (WHS). This policy is meant to support such initiatives and promote new ones including the provision of well designed interpretation material, and improved access. The Parish Council will have a key role in the development and delivery of this policy.

#### USEFUL LINK

For more information about CISI and the World Heritage Site visit [www.historic-cornwall.org.uk](http://www.historic-cornwall.org.uk). The Feock Parish Plan is available to download from [www.feockpc.com](http://www.feockpc.com)

#### DRAFT POLICY 6

Proposals for energy-saving measures and for sustainable forms of energy supply will be supported where they do not adversely affect the character and appearance of the Devoran Conservation Area.

#### *Explanation*

The requirement to improve the energy performance of all buildings, including existing ones when altered, lies at the heart of both national and local planning policy. Of particular relevance is Part L of the Building Regulations, Conservation and Fuel Power, the current amended version of which came into force in April 2006.

This policy seeks to address potential conflicts between energy efficiency and the conservation of Devoran's historic environment. It is important that the introduction of energy-saving measures do not detract from the architectural and historic character of the Conservation Area. For instance, the use of UPVC windows, insulated exterior walling materials or solar panels on visible roof slopes may all be harmful to the appearance of a building, especially ones of traditional form and appearance. Part L of the Building Regulations acknowledges this issue

### 3.0 GENERAL POLICY RECOMMENDATIONS

by allowing discretion to be used in its application to historic buildings. Under the term ‘historic buildings’ it includes:

- Listed buildings;
- Buildings in Conservation Area;
- Buildings on a local authority’s ‘local list’.

In practice, many traditional buildings do not perform particularly well in terms of energy saving. However, they can be adapted to improve performance although the cost and visual impact of such measures should not be underestimated. Some energy saving measures can often be readily introduced with little visual impact – for instance carefully installed draught proofing or secondary glazing. Solar panels can sometimes be installed on roofs where they will not be obtrusive, although this is problematic in Devoran because of the topography of the village which means that most south-facing roof slopes are highly visible. It is recommended that expert impartial advice is sought to determine which device – if any – will be suitable in any given situation.

It must also be recognised that the presence of large trees can prove both beneficial and harmful in terms of energy efficiency. For example their shelter can reduce wind speeds and heat loss from buildings, whilst their shade can reduce thermal gains from sunlight. The potential impact upon trees and other natural features should be considered when weighing up the efficacy of any given scheme.

#### USEFUL LINK

English Heritage advice on the impact of climate change and how to improve the energy efficiency of traditionally constructed houses is available on the web site [www.climatechangeandyourhome.org.uk](http://www.climatechangeandyourhome.org.uk)

Guidance on the application of Part L of the Buildings Regulations to historic buildings is provided by English Heritage in ‘Building Regulations and Historic Buildings’ (currently published as an interim guidance note in 2004). This can be downloaded from the English Heritage website at [www.english-heritage.org.uk](http://www.english-heritage.org.uk) or at [www.helm.org.uk](http://www.helm.org.uk)

#### DRAFT POLICY 7

Development within the Devoran Conservation Area identified to be at risk of flooding should mitigate this risk appropriately. Where required flood protection measures should be designed to be compatible with the building’s age, style and materials. In new development they should be provided in a way that minimises their impact on the character and appearance of the Devoran Conservation Area whilst addressing any risks identified in the Strategic Flood Risk Assessment (SFRA) and site-specific Flood Risk Assessment (FRA).

#### Explanation

Restronguet Creek contributes significantly to the character of the Conservation Area however it also poses a threat from flooding. Flood risk should be an important consideration in managing and protecting the historic environment, for example through mitigating the risk of inundation, flood damage on ingress and the hazard to occupants, including the risk of collapse. This is also central to building Devoran’s resilience to climate change. Guidance on some mitigation measures that should be considered can be found at the following web address.

(<http://www.pipernetworking.com/floodrisk/preparingforfloods.pdf>)

Within the Conservation Area the most appropriate protection measures will be:

- Temporary flood barriers to doors and windows;
- Permanent flood barriers to property boundaries, designed to prevent flood water reaching the building;
- Modifications to ground floor fittings and services to prevent ingress of water and help reduce damage if flood water enters a building.

In order to preserve the character of the Conservation Area, flood mitigation measures should be designed to be compatible with the building’s age, style and materials.

Change of use, particularly from commercial or industrial to residential use, may increase flood risk. Where that is proposed in the Conservation Area the potential benefit to the area from the proposed new use will need to be balanced against the impact of flood risk on the end user, especially where the proposed use is residential.

## 4.0 CARE & REPAIR

As regards new development, Local Plan Policy 13I states that “Planning permission will not be granted for development which would –

- i) be affected by flooding;
- ii) significantly increase the risk of flooding or;
- iii) significantly adversely affect potential flood control measures or their maintenance unless satisfactory remedial works can be provided within the scheme proposal.”

Proposals will also be evaluated against the advice given in Planning Policy Statement 25 – Development and Flood Risk.

### DRAFT POLICY 8

The Council will take steps to ensure that the policies, guidance and actions in this Management Plan SPD are carried out and that sufficient resources are made available for their implementation. The Management Plan will be reviewed five years from the time of its adoption.

### Explanation

The effectiveness of the Management Plan will depend upon the way its policies and recommendations are administered. Inevitably this will be affected by the decision that the current two-tier local government structure in Cornwall will be replaced by a new unitary authority. It is anticipated that the new unitary structure will be operational in 2009 with the creation of local community networks to provide opportunities for local people and organisations to be part of the local decision-making process and influence the delivery of services ([www.onecornwall.gov.uk](http://www.onecornwall.gov.uk)). The intention of this draft policy is to help secure the long term implementation of this Management Plan following these merges.

There are four strands to the implementation process:

- The adoption of a consistent corporate Council approach to the management of the Devoran Conservation Area, involving the Historic Environment Champion, development control, planning policy, building control, highways engineering and the Parish Council.
- The commitment of Council departments, government agencies, the Parish Council, local organisations and building-owners to the protection and enhancement of the Conservation Area.

- The application of sufficient resources, not just to enable the Council to carry out its statutory duties but also to help initiate (in partnership with others) the conservation area enhancements recommended in the Conservation Area Management Plan.
- The review of this Management Plan after five years, involving a fresh round of consultations with Council departments, the Parish Council, other stakeholders, and building-owners.

### DRAFT POLICY 9

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## 4.0 CARE & REPAIR

In order to preserve the character of the Conservation Area, flood mitigation measures should be designed to be compatible with the building's age, style and materials.

Change of use, particularly from commercial or industrial to residential use, may increase flood risk. Where that is proposed in the Conservation Area the potential benefit to the area from the proposed new use will need to be balanced against the impact of flood risk on the end user, especially where the proposed use is residential.

As regards new development, Local Plan Policy 131 states that "Planning permission will not be granted for development which would –

- i) be affected by flooding;
- ii) significantly increase the risk of flooding or;
- iii) significantly adversely affect potential flood control measures or their maintenance unless satisfactory remedial works can be provided within the scheme proposal."

Proposals will also be evaluated against the advice given in Planning Policy Statement 25 – Development and Flood Risk.

Some of the Conservation Area-wide actions and initiatives identified in this Management Plan will involve entering into partnership with the Parish Council and other organisations in pursuit of shared objectives. Whilst the Management

Plan will establish a preferred priority order for the implementation of such actions, delivery will inevitably depend to some extent on the provision of resources by outside organisations.

This section provides general guidance for the enhancement of the Conservation Area through the care and repair of buildings and structures. The focus of conservation area measures is on times of change – proposals to alter or develop buildings or to change the landscape and planting. However the quality of a conservation area depends as much on everyday care and maintenance: whether the footways are weeded; gutters and drains cleared; old notices removed and buildings and boundaries repaired. This is an aspect of conservation area management in which community action can be most effective. The aim of this section of the Management Plan is to encourage property owners to look after their buildings and to help involve the Parish Council and the local community in the overall care of the wider Devoran Conservation Area,

### 4.1 The Principles of Successful Care

As has been noted in the Conservation Area Appraisal, any and every change that results in the loss of characteristic features will damage the quality of individual buildings, the public realm and the wider conservation area. With this in mind the purpose of this Management Plan is to;

- Promote the retention and repair of traditional features and materials where they survive, for example scantle slate roofs;
- Promote the reinstatement of traditional features and materials where they have been lost to modern inappropriate replacements such as artificial slate or upvc windows.

As a general rule, all repairs and works of restoration should be carried out in a traditional manner matching both the original materials and construction techniques on a like for like basis. This will help protect the architectural cohesiveness of the Conservation Area and any subtle variations that exist in each of the five character areas.

Where traditional materials or methods are felt to be inappropriate, alternative solutions should be adopted only after careful consideration of their potential impact on the character and architectural detail of the individual building and wider streetscape.

## 4.0 CARE & REPAIR

### USEFUL LINK

An excellent source of guidance on methods of repair is the web site for the Society for the Protection of Ancient Buildings, [www.spab.org.uk](http://www.spab.org.uk) and a valuable source of information about conservation products and services is available from [www.buildingconservation.com](http://www.buildingconservation.com).

### 4.2 Walls

Traditional walling materials within the Conservation Area include local killas, granite, some brick dressing, and occasional slate hanging such as the rear elevations of some properties along Belmont Terrace. Many older buildings, for example along Market Street, have been lime rendered or whitewashed.

Wherever possible the continued use of traditional local materials and construction is strongly encouraged to reinforce local identity and maintain the character and appearance of the Conservation Area. Particular attention should be paid to the size, shape, colour and surface texture of any new materials.

Emphasis needs to be placed on the importance of using appropriate mortar mixes and finishes when carrying out repairs or repointing external masonry walls. Stone walling was traditionally pointed up using a lime mortar with a flush or slightly recessed finish to the joint. Considerable damage is caused – both aesthetically and physically – to buildings and the wider streetscape in the Conservation Area by the use of hard cement mortars with ribbon or similarly prominent pointing profiles.

Lime rendering and whitewashing are traditional finishes to some buildings in the Conservation Area, particularly the more vernacular cottages built by the railway company to house their staff. Where walls have been rendered they are predominantly painted white. Traditionally buildings were decorated externally using limewash, a porous material that allows the building to 'breathe'. Limewash is available from specialist suppliers and there are now also modern breathable paint systems on the market which remain white for long periods without discolouration.

Care should be taken when choosing paint systems for the exterior walls of historic buildings in the Conservation Area. Modern systems tend to prevent the evaporation of moisture from the surface. This then becomes trapped unless it is

able to evaporate from the inner face of the wall and the moisture content of the wall will increase, leading to the blistering of paint, further water penetration, and potential damage to the fabric of the wall.

### USEFUL LINK

The Society for the Protection of Ancient Buildings have produced an excellent guidance note called 'The Need for Old Buildings to Breathe' which is available from their web site, [www.spab.org.uk](http://www.spab.org.uk). Suppliers of lime and breathable paint systems can be found on the web site [www.buildingconservation.com](http://www.buildingconservation.com)

### 4.3 Roofs and Chimneys

The great majority of roofs in the Devoran Conservation Area are of simple ridged form and are clad in natural Cornish slate with terracotta ridge tiles. The loss of original roofing materials and detailing, and their replacement with artificial alternatives will gradually erode the character of the Conservation Area and will be resisted.

#### 4.3.1 Roof Coverings

Natural Cornish slate predominates as the characteristic roof covering in Devoran despite the widespread use of artificial slate. Slate roofs are normally set against red brick stacks and terracotta ridge tiles, an important feature of the local roofscape.

Where it exists, scantle slating should be retained and repaired. Scantle roofs use small slates of random widths set in diminishing courses: the slates are hung on thin lathes using oak pegs and are bedded in lime mortar. This technique gives a finely grained and textured roof which contributes significantly to the character of individual buildings and the Conservation Area as a whole.

Replacement coverings should be in a similar slate to the original, carefully matching colour, size, texture and coursing. New slates should always be nailed or pegged rather than clipped.

**ACTION :** The Council will resist the loss of natural slate roofs in the Conservation Area through the use of an Article 4(2) Direction

## 4.0 CARE & REPAIR

### 4.3.2 Chimneys

Because of the topography of the village chimney stacks form a critical component of the local townscape, providing rhythm and interest along the rooflines of terraces and groups of buildings, and a contrast of colour and materials when set against the natural slate roofs so characteristic in the Conservation Area. Chimneys are positioned flush with gable ends or more rarely at the centre of the ridge. External stacks such as that at Devoran House are almost unknown in Devoran.

Any change in design or reduction in height greatly impairs the appearance of individual buildings and the character of the wider streetscape. Consequently, chimney stacks in the Conservation Area should not be reduced in height or removed entirely above roof level. Where defects exist, repairs or reconstruction should be carried out, replicating historic materials and detailing wherever possible.

The Council will encourage owners to return previously truncated stacks to their former height if other major work is being undertaken at roof level.

### 4.3.3 Rainwater Goods

The existing above-ground rainwater goods in Devoran vary in type, condition, and performance but originally guttering and downpipes were of cast iron. Examples survive across the village and ogee cast iron guttering is a common feature in the conservation area.

Replacement rainwater goods should match the original in terms of profile and material wherever possible. If cast iron goods are not available in the sections required or the costs are prohibitively expensive, suitably detailed cast aluminium gutters and downpipes might be considered where they are certain to be protected from any form of direct impact.

## 4.4 External Joinery

The quality of timber joinery in Devoran is a distinctive local feature and every effort should be made to repair existing features or reinstate those that have been lost to inappropriate replacements.

### 4.4.1 Windows and Doors

Traditional timber windows and doors make an important contribution to the character of the Devoran Conservation Area and many of the 19th century houses retain their four- or six-panelled front doors and multi-paned sash windows.

As a rule, windows and external doors should be repaired or, if beyond repair, should be replaced on a 'like-for-like' basis. Replacement windows and doors should be constructed in traditional materials with appropriate detailing. The use of timber stains will be resisted: a white painted finish is generally the most appropriate for external joinery in the Conservation Area.

**ACTION:** The Council will resist the replacement of traditional timber windows and doors with upvc or aluminium versions through the use of an Article 4(2) Direction for all single family dwellings in the Conservation Area.

### 4.4.2 Fascias, Eaves and Bargeboarding

One of the characteristics of the Conservation Area is the overall simplicity of buildings and their late Georgian details. There are few examples of ornamented or decorated timber facings, with most properties having simple undecorated eaves and plain painted timber fascia boards. These are important both architecturally and in terms of their visual contribution to individual buildings and the wider street scene. Necessary repairs should, as far as possible, exactly match the original for the same reasons.

Gable ends, eaves and fascias should not be overlaid with upvc or other materials.

### 4.4.2 Shopfronts

There are a few well-detailed shopfronts such as Nos. 3 and 5 Market Street which make a positive contribution to the character of the Conservation Area. Wherever possible these should be retained and repaired.

### 4.4.3 Storm Porches & Conservatories

The interesting variety of storm porches and conservatories along St John's Terrace are particularly distinctive to the Devoran Conservation Area. As a matter of principle these should be repaired and retained wherever possible.

In general terms, these structures should only be replaced where the original timberwork has severely deteriorated, causing loss of structural performance, or permitting significant water penetration into the adjacent structure and the fabric of the building.



## 5.0 NEW DESIGN

Where joinery is either vulnerable to the elements or has already received remedial repairs, regular protective redecoration is essential to prevent premature deterioration and failure. All glazing and glazing putties should be properly maintained and kept in good functional and decorative order at all times.

### 4.5 Boundaries

As highlighted in the Appraisal boundary treatments are of great significance to the character of Devoran, whether as part of formal polite streetscapes or in defining the character of rear plots and lanes. These range from simple domestic boundary walls to more substantial engineered structures such as that the walls enclosing Devoran House, the church and school, and properties to the south of St John's Terrace. Cast iron or wrought iron railings can also be found, such as the delicate spire-headed railings outside Killigarth House. Timber railings are indigenous to Devoran and particularly St John's Terrace.. Throughout the Conservation Area mature hedges, shrubs and trees are important boundary features.

The removal or alteration of such boundary treatments, for instance to create car parking spaces, can be immensely harmful to the appearance of a street and will be resisted. Draft Policy 4 of this Management Plan seeks to address this issue, and proposals to use Article 4 (2) directions to protect front boundary walls in the Conservation Area are put forward in Chapter 8.

**ACTION:** The Council will seek to retain boundary walls and railings through the use of an Article 4(2) Direction

Boundary walls throughout the Conservation Area are normally made from local killas stone. Granite copings and gate piers are provided for more prestigious properties. Copings can be flat curved or triangular in shape. Walls are dry laid and pointed with lime-based mortars. Historic forms of enclosure should be retained wherever possible, and where original detailing survives this should be repaired. The guidance provided above under 'walling' applies equally to masonry boundary walls.

Though less evident in the Conservation Area, the retention and repair of boundary railings is equally important: consideration should also be given to their reintroduction where they have been lost. Replacement railings should match the original in terms of material, cross section, design and fixing.

Mature hedges and shrubs are essential to the character of the Conservation Area and serve as important boundary features. These should be retained wherever possible and specialist horticultural or arboricultural advice should be sought regarding their care and maintenance. Where replacement is necessary, suitable characteristic species should be used.

This section provides general guidance for the enhancement of the Conservation Area through new design. It puts forward key principles for all new development within the Devoran Conservation Area and identifies specific design principles for development proposals in each of the five character areas.

### 5.1 General Principles

"Good design is design that is fit for purpose, sustainable, efficient, coherent, flexible, responsive to context, good looking and a clear expression of the requirements of the brief", Commission for Architecture and the Built Environment (CABE) 2001

#### USEFUL LINK

The Carrick Design Guide is available to download from the Council's web site [www.cornwall.gov.uk](http://www.cornwall.gov.uk) .

As detailed in the Carrick Design Guide the right approach to designing new development within historic areas can be achieved by examining and understanding the local context (context appraisal) and its character (character appraisal). A successful project will:

- Relate well to the geography and history of the place and the lie of the land (topography).
- Sit happily in the pattern of existing development and routes through and around it.
- Respect important views.
- Respect the scale of neighbouring buildings.
- Use materials and building methods which are as high in quality as those used in existing buildings.
- Create new views and juxtapositions which add to the variety and texture of the setting.

## 5.0 NEW DESIGN

The Conservation Area Appraisal identifies key characteristics that make a positive contribution to Devoran's townscape as a whole, and analyses the character of each of the five individual character area on a street by street basis. Important features of the Conservation Area's character include:

- Buildings of architectural and historic significance.
- Strong building lines that reflect the structure of the historic townscape.
- Important views, vistas and the Church as a focal point within the village.
- Roofscape.
- Vernacular building forms and domestic scale.
- Distinct organic and planned parts of the village.
- Trees, shrubs and hedges and green open spaces.

In accordance with Policy 4F of the Local Plan and the draft policies put forward in this Management Plan, all new development within the Conservation Area will be expected to preserve or positively enhance its character and appearance. High quality contemporary architecture and designs which reinforce local character will be welcomed. Pastiche or 'anywhere' designs will neither enhance the appearance of the Conservation Area nor maintain the existing diversity of design, a key characteristic of the Conservation Area. The Council encourage pre-application discussions on all developments within and adjacent to the Conservation Area prior to any formal application.

**ACTION:** The Council will require a detailed context appraisal and an assessment of the potential impact of development proposals on the character of the Devoran Conservation Area including the character area in which the proposal sits, to be submitted as part of any Design and Access Statement.

### 5.2 Design Principles in the Devoran Conservation Area

The general principles set out in the Carrick Design Guide are relevant here and should be applied in the consideration of all development proposals, including alterations and extensions to existing buildings in Devoran. Additional guidance for new design in the Devoran Conservation Area is presented below. This is followed by specific guidance for each of the five character areas.

#### 5.2.1 Landscape Setting

The full impact of developments on long range views and the setting of the Conservation Area will be a consideration when assessing proposals for development. Particular attention should be given to the effect that proposals will have on the transition between built form of the historic core of the village and rural land to the north, and creek to the south.

#### 5.2.2 Urban Grain

Development will be expected to respect the existing settlement pattern within the Conservation Area and the distinction between organic and planned parts of the village. To date there has been relatively little infill development in Devoran and given the planned layout of the upper part of the Conservation Area, further development is unlikely to be considered acceptable here. The merits of proposals for infill development elsewhere in the Conservation Area will be considered on a case-by-case basis in light of all relevant Management Plan SPD policies and guidance.

#### 5.2.3 Changes of Use

The merits of changes of use will be considered when key non-residential historic buildings become redundant because the use for which they were built is no longer feasible. In such situations all change of use schemes should seek to minimise the impact of domestication and retain the essential character of individual buildings. In this respect mixed use schemes may be preferable to purely residential ones. Proposals for changes of use will be assessed against all relevant Local Plan policies.

#### 5.2.4 Materials

Materials for extensions and for new build should accord with those traditionally used in the immediate surrounding, or for comparable traditional buildings or groups in the Conservation Area, with attention paid to quality and craftsmanship. The use of modern materials may be appropriate providing it is combined with high quality design which is sensitive to context.

#### 5.2.5 Scale, Proportions and Detailing

New build, whether in the form of new development or small private extensions, will be expected to observe the locally distinctive proportions and domestic scale of the Conservation Area, and pay close attention to locally distinctive details and craftsmanship.

## 5.0 NEW DESIGN

### 5.2.6 Roofscape

Given the topography of Devoran roofs are particularly prominent and alterations to original structures, pitches and coverings must be considered with care. Rooflights and dormers are not characteristic in the Conservation Area and should be avoided.

New development will be expected to respect the proportion, pitch, covering and simplicity of roof forms in the Conservation Area to create a roofscape that is characteristic to Devoran. Deep plan forms which necessitate wide roof spans resulting in either uncharacteristically tall ridge heights or slack roof pitches should be avoided.

### 5.2.7 Doors and Windows

The proportions of openings for windows and doors should respect the scale and style of the building, particularly on principal and elevations visible from the public realm. Windows and doors should be constructed in timber with a painted finish: the use of upvc and timber stains will be resisted.

### 5.2.8 Porches

Porches are a feature in parts of the Conservation Area, particularly St John's Terrace. New porches should be designed to be in keeping with the age, style and historic status of the building.

### 5.2.7 Planting and Landscaping

Where landscaping forms part of a development, plants should suit the characteristic pattern of the local landscape. Where appropriate the use of native species will be preferred. The Council will encourage the use of fewer characteristic species to reinforce the character of the Conservation Area.

### 5.2.8 Boundary Treatments

Proposals to erect or alter boundary treatments should make use of locally distinctive, high quality materials and seek to reinforce the character of the Conservation Area. The conspicuous use of alien materials such as concrete blocks, reconstituted stone and close-boarded panel fencing should be avoided.

## 5.3 Design Principles in the Character Areas

The Conservation Area Appraisal has identified five distinct character areas in Devoran. These are:

- Devoran Lane
- St John's Terrace, Belmont Terrace, Chapel Terrace and Church Terrace
- Market Street
- Quay Road
- The former quay and river

As a general principle development proposals should seek to reinforce the special features and distinctiveness of each character area and reference should be made to Chapter 9 of the Conservation Area Appraisal for a detailed analysis of each of the five areas.

### 5.3.1 Devoran Lane

There are only seven houses and the church within the Conservation Area in Devoran Lane, and these residential properties are notable for their large plots, mature trees and well detailed mainly 19th century houses. Devoran House is set back from the road and largely concealed from the public viewpoint by banks of trees which also mark the boundary of the large garden to the south of the house. The use of granite and local killas stone for much of the walling is of particular note.

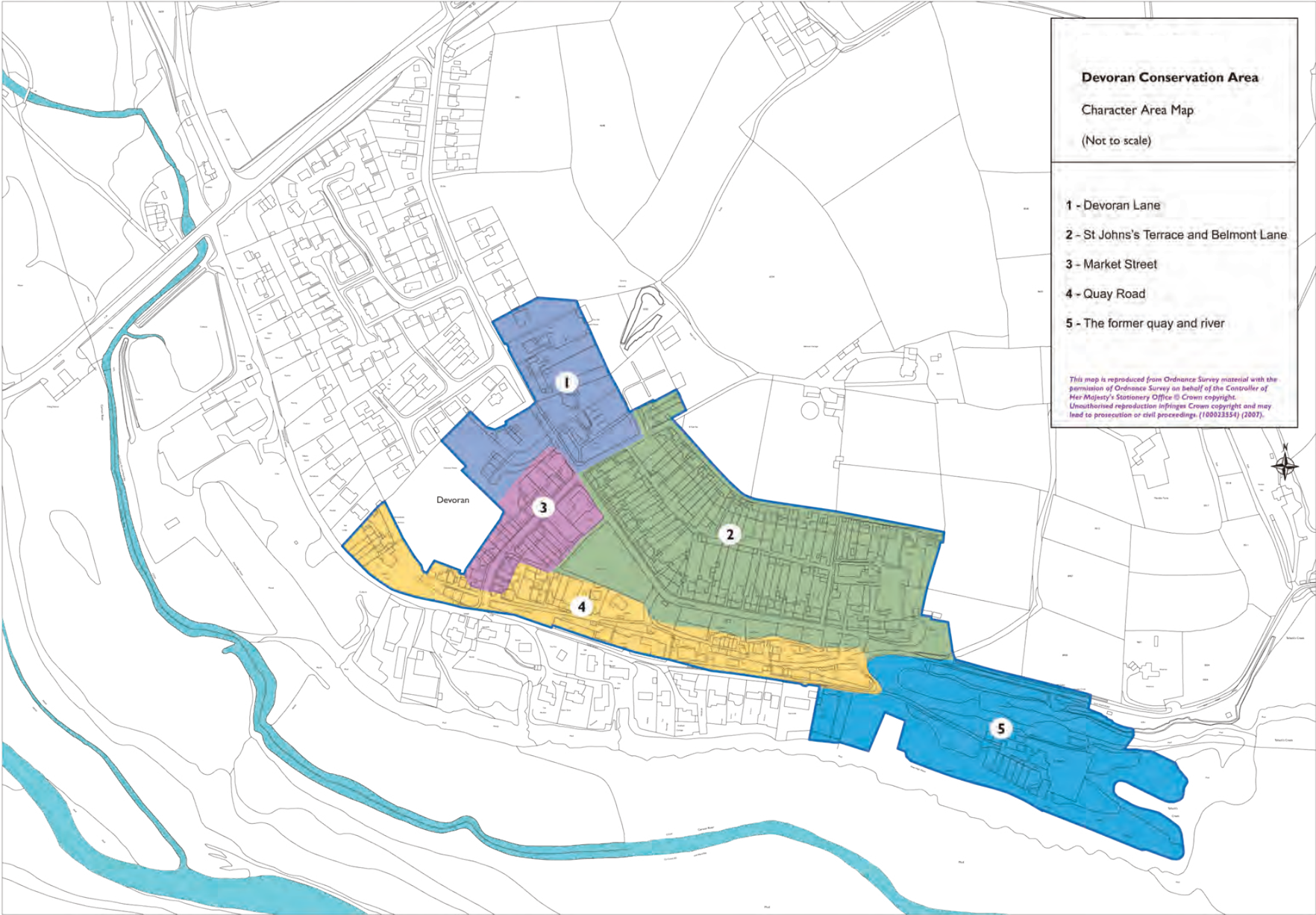
New development in the Devoran Lane character area must:

- Retain the spacious, well-treed character of this part of the Conservation Area;
- Preserve existing stone boundary walls, stone gateways and mature hedging.



*New design must retain the well treed character of Devoran Lane*

# 5.0 NEW DESIGN



## 5.0 NEW DESIGN

### 5.3.2 St John's Terrace, Belmont Terrace, Chapel Terrace and Church Terrace

This area represents planned development from the 1840s onwards. St John's Terrace consists of 26 paired or detached mid-19th century villas which are all listed. At the western end of the road are a small group of unlisted buildings of similar age though more altered. At the eastern end, another group of unlisted terraced houses includes The Old Quay Public House and Killigarth House, which appear to date to before 1840.

Opposite St John's Terrace, on the south side of the road, are a variety of gardens. Significant views over these plots towards Restrouguet Creek and the Carclew Estate are one of the defining elements of the Conservation Area.

New development in this part of the character area must:

- Preserve views over the garden plots opposite St Johns Terrace;
- Protect mature trees and shrubs;
- Protect existing stone boundary walls.

The back gardens to St John's Terrace, which face Belmont Terrace, have already in places been developed with a variety of single storey service buildings, some of which have definite historic merit, like the former stables at the back of nos. 19 and 22. In addition, there are a number of modern garages which are of less merit.

Future development here must:

- Be single storey with a shallow pitched roof covered in natural slate;
- Retain the informal rural character of Belmont Terrace.

Belmont Terrace consists of four groups of cottages. The two storey buildings are notable for their use of killas stone with granite or red brick dressings; their simple multi-paned sash windows, and their generally cohesive appearance despite each being slightly different.

The buildings are set back from the street with long, narrow gardens, some of which have been altered to allow car parking. This has resulted in a fragmented streetscape and a variety of front boundaries, particularly in the western part of the street. To the east, the gardens are more complete, or where car parking areas have been created, the original plot boundaries, often ending with a granite gate post, have been maintained.

Design principles for this character area apply to other groups of similar cottages in Devoran such as Carclew Terrace, Chapel Terrace, and Church Terrace:

- Carefully positioned and modestly sized roof lights should be located on the northern slopes of the houses;
- Further encroachments into existing garden space on the south side of Belmont Terrace will be resisted;
- The existing granite former gate piers, which are largely still in situ along the eastern end of the lane, should be preserved;
- The construction of any additional garages in the gardens facing Belmont Terrace will be discouraged;
- New boundaries and retaining walls should be built using local stone, copying historic details; facing Belmont Terrace, boundary walls or fencing should be no higher than 1.5 metres;
- Surface finishes should be gravel rather than concrete block.

Residents will be encouraged to retain, maintain and plant suitable trees and hedges; the use of leyland cypress and similar planting will normally be discouraged.

### 5.3.3 Market Street

Market Street is notable for its almost continuously built-up street frontages, with a variety of cottages and houses leading towards the summit where the former Devoran School sits on a prominent corner plot. The mixture of natural stone and painted render is one of the main features of the buildings, as well as the use of natural Cornish slate for the roofs and multi-paned sash windows. Sadly, few of the buildings remain unaltered, and many of the original front doors have already been replaced with modern, off-the-shelf variations.



*The varied roofline in 'Market Street'*

## 5.0 NEW DESIGN

In the Market Street character area the Council will seek to:

- Maintain the varied rooflines and chimney silhouettes;
- Encourage the use of natural Cornish slate;
- Resist changes to the stone elevations;
- Encourage the restoration of windows and front doors to their original pattern.

### 5.3.4 Quay Road

The Quay Road character area is notable for its early to mid-19th century terraced cottages and houses and the long, narrow former industrial buildings which still define the line of the railway tracks leading to the quay and Point. The historic form of development along Quay Road has resulted in gardens being relatively visible although in some locations high stone walls provide privacy. Few of these gardens are of any size so development within these plots is restricted to modest extensions to existing buildings.

Land to the south of Quay Road is generally characterised by post war bungalows. Some of these have been replaced with two storey houses which are particularly obtrusive, especially when viewed from above, along Quay Road, and from the creek. The problem of height is further exacerbated by the requirement to raise ground floors above flood levels.

Land to the south of Quay Road is generally characterised by post war bungalows. Some of these have been replaced with two storey houses which are particularly obtrusive, especially when viewed from above, along Quay Road, and from the creek. The problem of height is further exacerbated by the requirement to raise ground floors above flood levels.

New development in this character area must:

- Preserve the linear form of development which reflects the line of the tramways;
- Maintain the industrial character of surviving 19th century buildings;



*Significant views from the Conservation Area*

- Be of a suitable scale and massing to preserve existing views from the Conservation Area to Restonguet Creek and Carclew Wood and maintain the hierarchy of development which is so characteristic of Devoran. The replacement of single storey buildings and dormer bungalows with two storey dwellings will be resisted.

### 5.3.5 The Quay

This is an open, landscaped area next to Restonguet Creek where development is prevented by covenants. As such no specific design advice is offered for this part of the Conservation Area.

## 5.4 Design Briefs

The Conservation Area Appraisal identifies a number of small buildings that currently have a negative impact on the character and appearance of the Conservation Area either because of the quality of their design or because of unsympathetic alterations that have taken place. These include the toilet block attached to the village hall, and a number of flat-roofed garages. Where opportunities arise to replace these and other buildings that have a detrimental impact on the character of the area the Council will encourage proposals for their replacement that are in keeping with the character and appearance of the Conservation Area.

Devoran Primary School was probably designed by JL Pearson, the architect of St John and St Petroc's Church and Truro Cathedral. The existing building which comprises the original school building, the former market hall, and a 1990s extension, is at the heart of the Conservation Area and has been vacant since September 2007. Feock Parish Council commissioned a Planning Brief for the site in October 2007 to offer advice and guidance on possible future uses. This has now been adopted as a Supplementary Planning Document and is available to download from the Council's website [www.cornwall.gov.uk](http://www.cornwall.gov.uk) or from [www.feockpc.com](http://www.feockpc.com). A similar pro-active approach will be encouraged for other key sites in the Devoran Conservation Area.

**ACTION:** The Council will require design briefs to inform future development on key sites within the Conservation Area and support proposals for the sensitive reuse of the former Devoran Primary School that deliver the objectives of the adopted design brief SPD.

## 6.0 ENHANCEMENT: THE PUBLIC REALM

Streets and open spaces, collectively called the ‘public realm’ make a significant contribution to the character of the Devoran Conservation Area. This section provides general guidance for the enhancement of the village through the maintenance and improvement of the public realm in support of draft policies 2 and 7. It begins by outlining the principles that should underpin the future management of the public realm in Devoran before discussing specific elements of the streetscape, and concludes with public realm enhancement proposals and an indicative scheme for the Conservation Area.

### 6.1 The Principles of Successful Public Realm Management:

English Heritage has provided specific guidance for streetscapes in the south west as part of its ‘Streets for All’ initiative. The principles that it promotes form the basis for the future management of the public realm in the Devoran Conservation Area. These include:

- Adopting a co-ordinated approach to management across all agencies and organisations involved in the care and maintenance of the public realm, and a shared understanding across professional disciplines of historic environment, urban design, traffic engineering, management and safety issues.
- Investing in high quality solutions that will endure and offer best value for money.
- Promoting repair and retention of traditional materials and detailing.
- Respecting local distinctiveness and ensuring that all work in the highway or public realm follows good streetscape practice and principles.
- Following the principle ‘less is more’ and place nothing in the street unless there is clear public benefit.
- Ensuring that the public realm is accessible to all.

#### USEFUL LINK

The English Heritage publication Streets for All is available from [www.english-heritage.org.uk/streetsforall](http://www.english-heritage.org.uk/streetsforall). The Sensory Trust offers valuable advice and guidance about inclusive design: [www.sensorytrust.org.uk](http://www.sensorytrust.org.uk)

For the purpose of this Management Plan the public realm in Devoran has been subdivided into five categories: ground surfaces, street furniture, new equipment; trees and open spaces, and traffic management.

### 6.2 Ground Surfaces

The overall quality of the streetscape in the Devoran is good, partly as a result of its simplicity. Where they do survive historic street surfaces such as the wide granite curbs along St John’s Terrace and the white quartz cobbles along Carclew Terrace contribute greatly to the character of the Conservation Area, as does the rough-surfaced quality of back lanes and alleys. The recent Mineral Tramways enhancement scheme on Quay Road offers a successful design solution to meet modern-day access and engineering requirements using materials distinctive to Devoran, and is to be commended.

As a matter of principle where they survive historic street surfaces should be retained and repaired using appropriate materials. Likewise the historic form of streets should be retained by maintaining kerb lines and the proportions between buildings, footways and the carriageway.



## 6.0 ENHANCEMENT: THE PUBLIC REALM

Proposals for new ground surfaces should respect the character and simplicity of the streetscape in Devoran, and use natural local materials wherever possible. Every opportunity should be taken to reinstate or extend the use of locally distinctive materials in the public realm as part of enhancement projects or new development.

Back lanes and alleys in the Devoran Conservation Area should remain rough-surfaced: the widespread use of black tarmac will not be appropriate.

The disturbance of historic street surfaces during the repair or renewal of service infrastructures should be kept to the absolute minimum. All works should be the subject of careful planning and dialogue between the statutory undertaker and Council's Conservation Officer.

### 6.3 Street Furniture

#### 6.3.1 Historic Street Furniture

As with street surfaces, historic street furniture in Devoran should be retained and repaired wherever possible. The appraisal has identified features such as the cast iron street light outside the Old Quay Inn, the historic street light on Upper Chapel Hill and various 19th century cast iron drain covers as items that must be retained for their contribution to the streetscape, character and appearance of the Conservation Area.

#### 6.3.2 Street Signs and Nameplates

There is little street signage in Devoran and what there is tends to be low key and simple, with black lettering on a white background. There is a tradition of mounting cast metal street signs on to the walls of buildings and boundary walls, thereby leaving the pavement space free of signage. Where historic street nameplates have been replaced by free standing standard-issue pressed aluminium or plastic versions, this is to the detriment of the Conservation Area.

Street nameplates should be of appropriate materials and follow traditional signage mounting methods, and there should be a presumption in favour of restoring or reinstating historic street signs and reducing street clutter caused by excessive or duplicate signage. The Parish Council will help to ensure that this is carried out effectively in the future.



Street signs in Devoran

#### 6.3.3 Traffic Signs

As a residential village popular with commuters movement is essential to the wellbeing of Devoran. However movement can also be destructive and the requirements to manage traffic can have a negative effect on the character and appearance of the Conservation Area. Traffic signs in the village are standard-issue aluminium and there are areas such as the gateway into the village along Devoran Lane, where traffic signs and notices potentially detract from the quality of the Conservation Area.

Where traffic management signs are necessary these should be integrated into single units or onto existing lamp posts or bollards. Internally illuminated signs should not be used in the Conservation Area.





## 6.0 ENHANCEMENT: THE PUBLIC REALM

### 6.3.4 Street Lighting

Street lighting is provided in some streets by standard-issue aluminium columns which do little to enhance the character of the Conservation Area. There is a single historic street light on Upper Chapel Hill and a replica cast iron gas light, converted to electricity, outside the Old Quay Inn which has been used to inform the design of new street lighting along Quay Road as part of the Mineral Tramways enhancement project: this approach is to be encouraged.



*A traditional style street light*

The Council will support proposals for the co-ordinated replacement of standard-issue street lighting in the Conservation Area.

Posts and new light fittings should be of an appropriate design and carefully located to avoid clutter. Street lighting should be kept to a minimum and care should be taken to avoid light pollution when considering the intensity of new lighting in the village.

### 6.3.5 Bollards and Posts

Granite posts are a notable local feature in Devoran and of historic importance in the Conservation Area. Two posts remain from the railway level crossing at the bottom of Market Street; some mark the edges of the village hall car park, and others as mooring posts on Devoran Quay.

Surviving historic posts should be retained and restored because of the contribution that they make to local character and identity. New bollards will be resisted and used only as a last resort: where new posts are required in the Conservation Area, the use of standard-issue catalogue designs will not be supported.

### 6.4 New Equipment

#### 6.4.1 Telephone Kiosks

The widespread use of mobile phones has reduced the demand for public telephones. However they remain significant in creating a safe and well-used public realm, particularly in rural areas.

The traditional kiosk at the junction between Market Street and Quay Road is a classic example of public design and a set piece in the Conservation Area which should be retained.



*A set piece of public design*

#### 6.4.2 Post Boxes

Pillar boxes and wall boxes of all periods contribute to the character of the Conservation Area and should be retained. Of particular merit is the pillar box adjacent to the telephone kiosk at the junction between Market Street and Quay Road. New boxes should complement existing stock in terms of design and location.

#### 6.4.3 New Design

The Appraisal notes that the Parish Council working with the local community wishes to see well designed bus shelters in appropriate locations in Devoran. As a general principle new design, whether of bus shelters, bicycle racks or public benches, should make a positive contribution to the Conservation Area and introduce high quality and innovative solutions which complement their immediate context.

In the Devoran Conservation Area it will be more appropriate encourage good quality modern designs than to use pastiche catalogue products. Proposals for standard catalogue designs will do little to reinforce local distinctiveness and the quality of the Conservation Area and will not be supported.

## 6.0 ENHANCEMENT: THE PUBLIC REALM

### 6.5 Trees and Open Spaces

Mature trees, shrubs and hedges are all essential to the character of the Devoran Conservation Area and should be kept suitably well-maintained. Important also are open spaces such as the recreation ground, the churchyard and the quays and wharfs that have not been built over, through each has a distinct character and this must be respected in their future management and maintenance.

Where there are opportunities for new planting in the public realm the Council will encourage the use of fewer characteristic species to reinforce the simplicity of the public realm in Devoran.

### 6.6 Traffic Management

The realignment of the A39 has had a significant impact on the ambient character of Devoran; however the use of standard traffic management solutions, particularly along Devoran Lane, has not had a positive visual affect and the overzealous, uncoordinated use of road markings and calming solutions is to the detriment of the Conservation Area. Elsewhere on-street parking is an issue, and cars are a dominant feature that detracts from the public realm.

Safety must always be the primary consideration. Proposals put forward in the Feock Parish Plan to reduce traffic speeds in Devoran will also provide the opportunity to remove signs and markings and adopt a minimalist approach to traffic calming as promoted in Streets for All. This is to be supported.

Future traffic management initiatives in Devoran must be considered in terms of their impact on the character of the Devoran Conservation Area and be developed in close liaison with the Council's Conservation Officer. A co-ordinated, multi-disciplinary approach is advocated by Streets for All and supported by draft policies 2 and 7 of this Management Plan.

### 6.7 Environmental Improvements

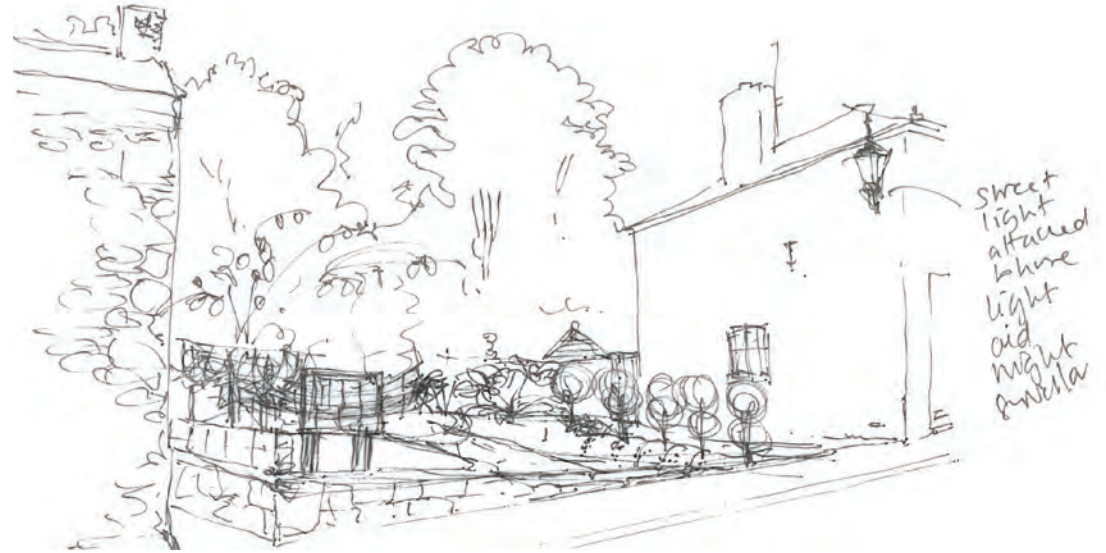
Environmental improvements should enhance the qualities that make a place special and enjoyable for local residents and visitors. The recent joint Parich Council and Mineral Tramways enhancement project on Quay Road is a successful project that uses locally distinctive materials and planting to reinforce the character of the Conservation Area.

The Devoran Conservation Area Appraisal identified a small number of enhancement opportunities which may take the form of a single small scale project or one phased over a longer period as part of a larger scheme: in each case a clear design brief will be essential. These opportunities are:

- **Underground wiring:** overhead wires are identified as having a negative impact on the character and appearance of the Conservation Area and the instillation of wires underground would be a welcome, if costly, enhancement.
- **Carclew Terrace:** suggested improvements include the repair of the existing cobbled surface using lime mortars and making good the disturbance caused by statutory undertakers;
- **Devoran Quay:** suggested improvements include the gentle cutting back of overgrown scrub to the north of the entrance footpath; the relocation of the litter collection boxes to a less obtrusive site, and the redesigning of public seating. The Devoran Quay Society will play a major role in bringing these enhancements forward.
- **Former entrance to Devoran House, Market Street:** this area is currently neglected and would benefit from a coordinated enhancement scheme:an indicative scheme is presented below.

In each case the Council will seek well-designed enhancement proposals which complement and strengthen the positive elements of the townscape.

## 6.0 ENHANCEMENT: THE PUBLIC REALM



## 7.0 PROTECTION

A variety of statutory designations are in place to protect buildings, structures and sites within the Devoran Conservation Area, and conservation area status is of course a protective designation in its own right.

The purpose of designation as a conservation area is not to stifle or prevent change, but to control it in such a way as to maintain and enhance local character and distinctiveness. In making decisions on future development in the Devoran Conservation Area, the Council is required by statute to ‘pay attention to the desirability of preserving or enhancing the character or appearance of the area’ [Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990].

### 7.1 Existing Designations

The existing designations within the Conservation Area are discussed in detail in the Conservation Area Appraisal and are summarised below. These designations include:

- World Heritage Site – the Conservation Area falls within Area 6 of the designated Cornish and West Devon Mining Landscape WHS
- Devoran Conservation Area, 11.5 hectares
- 33 listed buildings, all of which are Grade II
- 3 Tree Preservation Orders covering groups as well as individual trees

**ACTION:** The Council will continue to review local designations and protection systems throughout the Conservation Area and secure the retention of valuable buildings, structures and trees through the appropriate protection mechanism.

### 7.2 Potential Designations

The Devoran Conservation Area Appraisal suggests that the Methodist Chapel might be eligible for statutory listing but does not identify any other buildings or structures for potential inclusion on the statutory list.

**ACTION:** The Council will confirm with English Heritage whether the Methodist Chapel should be included on the statutory list.

### 7.3 Locally Listed Buildings

The Council has the power to include buildings on a local list and develop policies within the Local Development Framework or Supplementary Planning Documents to protect these buildings from inappropriate change or development. Although these buildings have no statutory designation, local listing is a material consideration when determining planning applications.

Locally listed buildings or structures are those which make a special contribution to the history, appearance, character and cultural value of the District. They include the following:

- Buildings which have qualities of age, style, materials and detailing;
- Well-detailed shop fronts;
- Historic structures such as railings or walls;
- Historic street furniture including post boxes, bollards or street lighting;
- Historic sites such as tramways
- Other features which have historical or cultural significance, perhaps by association with a famous person or event.

They should all survive in a clearly recognisable form, with their historic features and layout still present. Some selection of the better examples of these buildings and structures will be necessary. It is likely that most of the entries will date from the mid 19th to mid 20th century, but recent buildings of outstanding quality could also be considered. The suggested criteria for the selection of buildings for the Local List are set out in Appendix Four.

## 7.0 PROTECTION

The Conservation Area appraisal process identified a number of buildings and places that might be included in a Local List. A draft local list with detailed descriptions is set out in Appendix Five. This includes:



- Nos. 4 and 6 Devoran Lane



- No. 5 St John's Terrace



- Nos. 5-7 Chapel Terrace



- Methodist Church, Chapel Hill



- The Old Quay Public House, St John's Terrace



- Cobbled pavements in Carlew Terrace and Quay Road

Extensive engagement with the Parish Council and local community is necessary before a local list for Cornwall can be created. This must involve discussion and agreement on the possible criteria for selection as a starting point.

## 7.0 PROTECTION

**ACTION:** The Council and Parish Council will develop a Local List of buildings and criteria for inclusion in consultation with the local community. Draft criteria and a draft local list for Devoran are included in Appendices Four and Five.

The majority of these buildings have been identified because of the survival of their architectural features, the overall contribution that they make to their local context, and because they stand out as good examples of their type or are good representations of the phase of Devoran's development.

### 7.4 Positive Buildings

The majority of buildings in Devoran make a positive contribution to the character and appearance of the Conservation Area. PPG15 states that there should be a presumption in favour of the retention of unlisted buildings that make a positive contribution to the character of a conservation area and advises that proposals that may involve the demolition of such buildings should be assessed against the same broad criteria as proposals for the demolition of a listed building. The quality of the replacement building will be taken into consideration in these cases.

### 7.5 Extensions to the Conservation Area

Local Authorities are required by law to regularly review the boundaries of their existing conservation areas, to ensure that they encompass 'areas of special architectural or historic interest'. The original Devoran Conservation Area boundary was drawn up in 1978 and has not been reviewed until now.

Following extensive survey work in March 2007 and consultation with the Parish Council and local community as part of the appraisal process, this Management Plan proposes five extensions to the Devoran Conservation Area. These are:

- A small area of land and the estuary at Tallacks Creek;
- Belmont Farm, the former quarry and churchyard;
- The land between Quay Road and the edge of Restronguet Creek;
- Land between Greenbank Road and the edge of Restronguet Creek, including the buildings on the west side of the A39;
- Land to the south of Devoran House.

Further details are included in Appendix Five.

**ACTION:** The Council will extend the Conservation Area designation as recommended.

## 8.0 ENFORCEMENT

The development control powers available to the Local Planning Authority through listed building and conservation designations are outlined in Chapter 3 and Appendix Two. There are several examples in Devoran where alterations to listed and unlisted buildings may have been made without listed building consent and/or planning permission. These include the conversion of front gardens to hard standings for car parking and the removal of boundaries to listed buildings that may be considered to be part of their curtilage. Similarly damaging alterations include the replacement of traditional timber windows and doors with inappropriate designs and materials.

### 8.1 Article 4 (2) Directions

The Local Planning Authority may make directions under Article 4(2) of the Permitted Development Order to withdraw permitted development rights for a prescribed range of development that materially affects the appearance of unlisted residential properties.

There is an existing Article 4 Direction for the Devoran Conservation Area which has been in place since 1978. This covers all unlisted family houses in the Conservation Area and removes certain permitted development rights including new windows, front doors and porches, and alterations to roofs.

Public consultation highlighted the level of confusion amongst local residents about the existing Article 4 Direction, and the appraisal of the Devoran Conservation Area emphasised the erosion of local character and distinctiveness as result of relatively small scale unsympathetic alterations and the incremental loss of architectural features.

To fulfil the key objectives of this Management Plan and safeguard the character and appearance of the Devoran Conservation Area, it is proposed to revoke the existing 1978 Article 4 Direction and replace it with a new Article 4(2) Direction. This will cover all single-family dwellings in the designated conservation area and will bring under control the following alterations:

- All extensions, including porches, to the front\* of the building;
- Changing roof materials and the insertion of roof lights on the front-facing roof slope;
- The replacement of windows and doors on the front elevation;

- The provision of a hard standing (i.e. parking area) within the curtilage of the house;
- The erection of a wall, gate, or other means of enclosure facing the front;
- The demolition of a wall, fence or gate facing the front.

(\*‘Front’ means facing a public highway, private road or waterway)

**ACTION:** The Council will revoke the existing Article 4 Direction and initiate the adoption of a replacement Article 4(2) Direction. A guidance leaflet for property owners affected by the Article 4(2) Direction will be produced and distributed.

### 8.2 Listed Buildings at Risk

The Council acts as the primary custodian of the historic environment and strives to follow best practice by informally monitoring the condition of listed buildings. It aims to foresee problems that are likely to arise, to take action to prevent vulnerable buildings sliding into decay, and to address those that are at risk.

Devoran is an attractive village and property owners on the whole maintain their properties to a good standard. The 2008 Conservation Area Appraisal noted a small number of properties that would benefit from repairs or redecoration, and highlighted Devoran Primary School as a potential Building at Risk because this Grade II listed building is now redundant.

The old Devoran Primary School was probably designed by JL Pearson, the architect of St John and St Petrocs Church and Truro Cathedral. The existing building which comprises the original school building, the former market hall, and a 1990’s extension, is at the heart of the Conservation Area and has been vacant since September 2007. Feock Parish Council commissioned a Planning Brief for the site in October 2007 to offer advice and guidance on possible future uses. This has now been adopted as a Supplementary Planning Document and is available to download from the Council’s website [www.cornwall.gov.uk](http://www.cornwall.gov.uk) and the Parish Council website [www.feockpc.com](http://www.feockpc.com)

Action: The Council will monitor the condition of the old Devoran School and support proposals for the sensitive reuse of this Grade II listed building that accord with the objectives of the Planning Brief for the site.

## 8.0 ENFORCEMENT

### 8.3 Enforcement Powers

Local Planning Authorities have a duty to consider taking enforcement action where they believe there has been a breach of planning control. The Council seeks to resolve breaches without taking formal action wherever possible, as advocated in Government advice. That notwithstanding, failure to comply with planning control procedures could lead to prosecution by the Council, and it is therefore advisable to contact the Council before proceeding with any works that might affect the character and appearance of the Devoran Conservation Area.

During the appraisal of the Devoran Conservation Area a number of sites were identified where works have taken place without the benefit of the requisite permission. These included several satellite dishes erected in highly visible locations, and a large number of unlisted buildings with modern replacement windows and doors.

During the public consultation the Parish Council and local community have expressed their support for tighter controls. A photographic survey of buildings in the Conservation Area will accompany the new Article 4(2) Direction which will enable the Council to monitor and, where expedient, enforce against future unauthorised developments and alterations.

Following the Government's review of regional, sub-regional and local government in 2007, the two-tier structure of Cornwall County Council and Carrick District Council was replaced by a new unitary authority for Cornwall in April 2009. Local Community Networks have been created to provide opportunities for local people and organisations to be part of the decision-making process and influence the delivery of services.

It is essential that the actions and implications set out in this plan are carried forward by the new Council at all levels, and appropriate resources allocated for their implementation and for enforcement of Conservation Area and listed building controls.

The previous chapters have examined the measures required to protect and enhance the Devoran Conservation Area. This section outlines the arrangements for ensuring that the policies and actions described in the previous sections will be delivered, and describes how the Management Plan will be implemented.



## 9.0 IMPLEMENTATION OF THE MANAGEMENT PLAN

### 9.1 Overseeing the Management Plan

The Council will be required to directly manage or take the role of lead organisation and oversee the implementation of the Management Plan, working in partnership with the Parish Council and other stakeholders referred to below.

### 9.2 Implementing the Management Plan

Responsibility for implementing many of the policies and actions lies with the Council working with the Parish Council, government agencies, and property owners and managers in the Conservation Area.

Success will require commitment by all Council departments and their partners to ensure the sensitive exercise of controls, such as planning permissions, building control, fire regulations and highways standards, in the best interests of the village and, likewise, the sensitive deployment of such resources as are available.

Although the administration of the Conservation Area is largely a planning function, there are many other actions that can impact on its character and appearance, for instance the maintenance of public buildings. It is important, therefore, that conservation aims are coordinated across all Council departments, the Parish Council and other stakeholders including property owners, residents, businesses and amenity groups.

### 9.3 Summary of Actions

The Devoran Conservation Area Appraisal identifies a number of issues affecting Devoran. These are addressed by the guidance, draft policies and actions put forward in this Management Plan. The resourcing and programming for actions are often difficult to give in detail, but every attempt has been made to give an order of magnitude to different actions, plus an indication of where priorities should lie. The table in Appendix Six identifies these actions and establishes priorities and an outline timetable for each.

### 9.4 Resources to Deliver the Management Plan

The preceding paragraphs indicate the extent to which the care of the Conservation Area can be a shared responsibility, and the Council, with the Parish Council, is well-placed to identify and encourage other partnerships which can take forward the actions identified in this Management Plan. In this respect the Historic Environment Champion for Cornwall Council, or the equivalent person, will also have an important role to play.

Inevitably the principal burden in caring for the Conservation Area will fall upon the Local Planning Authority, because of the obligations placed upon it by the planning legislation. In support of these statutory duties the Council, and in due course the unitary authority, can be expected to commit adequate resources by ensuring that it has access to the necessary skills and that it adopts appropriate policies. It will also be essential to ensure that the local community is sufficiently informed about the implications of designation so that it too can play its part.

There will be a need for additional resourcing, especially in the next five years, to carry out the recommendations in this Plan.

In recent years Townscape Heritage Initiative grants administered by the Heritage Lottery Fund, have been an important source of finance for conservation area enhancement projects. It is unlikely that such grants will play a major role in the future, especially in a comparatively prosperous and successful village such as Devoran unless a more strategic project is developed, for example one that seeks to enhance all of the Conservation Areas within the designated World Heritage Site. Therefore the principal sources of funding for the enhancement projects will be:

- Developer funding through Section 106 contributions. There are well established precedents for the use of such contributions for improvements which are not directly related or adjacent to the relevant development.
- European Convergence funding
- Owners of commercial and residential properties, in addition to their own funds, may be eligible for grants for building improvements and repairs, for instance through the Architectural Heritage Fund ([www.ffhb.org.uk](http://www.ffhb.org.uk)).
- Charitable trusts and government agencies.
- Small scale local funding primarily from the Parish Council

## 9.0 IMPLEMENTATION OF THE MANAGEMENT PLAN

### 9.5 Monitoring and Evaluation

Monitoring is a key responsibility of the Council and over the life of the Management Plan the Council and the Parish Council will develop a useful and comprehensive set of monitoring indicators to assist with this.

English Heritage has produced a set of suggested indicators for monitoring the state of the historic environment and where possible the Council will use these. Suggested relevant indicators are:

- Users – patterns of use; numbers of mineral tramway visitors
- Enhancement – number of buildings/streetscapes conserved; new educational material produced, and the quality of design in line with CABI/IHBC indicators.
- Economics – public funds invested in relation to private finance invested;
- Protection – number of designations created ; number of Local Development Framework documents with Devoran Conservation Area policies.
- Condition – number of buildings/monuments at risk; number of conservation area consents/enforcement cases; number of planning applications and other development proposals in the Conservation Area receiving conservation advice.

### 9.6 Reviewing the Management Plan

Progress and performance with this Management Plan will be reviewed annually with the Parish Council. This Management Plan has a five year life and will need to be reviewed in 2015. This review will help assess how many of the actions specified in this Plan have been achieved, or how they should be amended. This review process will also involve public consultation and lead to the adoption of a new or amended Plan for a further five year cycle.

**ACTION:** The Council and the Parish Council will monitor the effectiveness of this Management Plan on an ongoing basis. It will formally review the Plan in 2015 and will involve the community in that process.

## APPENDIX 1 LEGISLATIVE BACKGROUND

### Introduction

Please note that at the point of endorsing this Management Plan (March 2010) PPG15 and PPG16 are due to be replaced with a combined PPS.

Conservation Area designation, along with the listing of historic buildings, forms the core of the British planning system's protection measures for the historic environment.

Typically carried out by the local authority, the purpose of Conservation Area designation is to introduce additional levels of planning protection and control within any geographical area that is judged to have special architectural or historic qualities, and therefore whose character or appearance should be preserved. In official terms, Conservation Areas are 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve' (paragraph 4.1, PPG15).

Conservation Area protection, in contrast to 'listing' (which is typically directed at individual or small groups of related buildings), allows for a large and often diverse group of buildings and streets to be protected under a single protection measure. Typical subjects of Conservation Area status include historic planned residential areas, from village squares to garden cities, or, most commonly, village centres, which accommodate the services for and define the identity of their wider communities. Devoran is a typical example of the kind of historic environment that Conservation Area designation is intended to protect.

The Devoran Conservation Area was first designated in 1978, and its boundary has not been extended since then.

The designation of Conservation Areas is the responsibility of the local planning authority and is carried out under the Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The principal consideration in the designation of Conservation Areas and in the assessment of any proposal for the alteration of an area is to ensure the preservation and enhancement of those features which contribute to its special architectural and historic interest. Such features will of course include historic buildings, however numerous other features are also of importance: the public realm, signage, traffic, the mix of uses, views etc. Conservation area policy is therefore concerned with the quality of the townscape in its broadest sense (paragraph 4.2, PPG15).

The preservation and enhancement of a conservation area, and of its setting and views, should be a material consideration in the handling of any development proposal within or adjacent to the conservation area. This should not however preclude change and development where it can be demonstrated that it will preserve or enhance the area's special interest. The emphasis will generally be on controlled and positive management of change (paragraph 4.16, PPG15).

Information on the assessment and designation of Conservation Areas, the handling of consent applications and on development controls within Conservation Areas is laid out in statutory guidance Planning Policy Guidance 15: Planning and the Built Environment (PPG15). Conservation Area designation introduces general control over the demolition of unlisted buildings and works to trees within the Area, requires the desirability of preserving or enhancing the character and appearance of the Conservation Area to be taken into account as a material consideration when determining any planning application within an Area, and will typically involve the suspension of permitted development rights.

### Legal Implications of Conservation Area Designation

In order to ensure that a Conservation Area continues to retain its status as an area of special architectural or historic interest sections 71 to 73 of the 1990 Act require the local authority to carry out the following ongoing duties:

#### Development Control in Conservation Areas

Development control measures for conservation areas include the withdrawal of permitted development rights within the area, regulation of the demolition of unlisted buildings within the area, and a requirement to provide notice to carry out works to trees within the area. Development control measures are laid out in relevant national guidance (the 1990 Planning (Listed Buildings and Conservation Areas) Act & PPG15) and as part of the Local Development Framework for each authority, which may include additional restrictions relevant to individual conservation areas.

#### Suspended Permitted Development Rights

Planning permission is required for certain types of development within conservation areas. Typically works for which planning permission is required for single family dwelling houses in conservation areas include:

## APPENDIX 1 LEGISLATIVE BACKGROUND

- The addition of certain types of external cladding using stone, artificial stone, timber, plastic or tiles;
- The alteration of a roof's shape, including the insertion of dormer windows into roof slopes;
- The erection of satellite dishes: fronting a highway, over 90mm in dimension, above the roofline or on the chimney, on buildings over 15m high, or where another satellite dish already exists;
- The installation of radio masts, antennae or radio equipment housing over two cubic metres in volume;
- The construction of extensions to a family houses which add more than 10% or 50m<sup>3</sup> (whichever is greater) of volume to the property;
- The erection of a structure such as a shed or garage over 10m<sup>3</sup> within the curtilage of a family house;
- The erection of telecommunication masts and antennae (unless a special licence is held).

The local authority has the powers to withdraw further permitted development rights in order to control works that materially affect the external appearance of dwelling houses, such as the alteration of windows, doors, roofs and façades. This may be done through the introduction of Article 4 directions, which means that works must be considered against conservation area interests and planning permission granted before works can take place: there is normally no fee payable for such planning applications made as a result of Article 4 directions.

Commercial properties within Conservation Areas have very limited permitted development rights and planning permission will be required for any material alteration. These include:

- The alteration of a roof's shape or materials;
- The removal of architectural features;
- The replacement of a shop front;
- The replacement of windows or doors unless in an identical material, design or finish;
- The installation of decorative lighting;

- The provision of fire escapes;
- The addition of solar panels, rooflights or dormers;
- The erection of an extension regardless of its volume;
- The addition of plant/machinery, ventilation and extraction equipment.

When considering applications for planning permission within a conservation area the local planning authority must pay special regard to the desirability of preserving or enhancing the character and appearance of that area.

### Demolition of Unlisted Buildings in Conservation Areas

Conservation area designation introduces control over the demolition of all unlisted buildings within the area (with the exception of ecclesiastical buildings in ecclesiastical use). Listed buildings and Scheduled Ancient Monuments are covered by other legislation.

The general presumption is in favour of retaining those unlisted buildings include on the Local List or classified by the local authority as making a positive contribution to the character or appearance of the conservation area.

Where demolition of an unlisted building within a conservation area is proposed Conservation Area Consent must be gained ahead of works. In order to gain consent proposals must address those considerations laid out in paragraph 3.19 of PPC15:

- i. the condition of the building, the cost of repairing and maintaining it in relation to its importance and the value derived from its continue use;
- ii. the adequacy of efforts made to retain the building in use; and
- iii. the merits of the alternative proposals...subjective claims for the architectural merits of proposed replacement buildings should not in themselves be held to justify the demolition of any listed building [or unlisted building in a conservation area]. There may be very exceptional cases where the proposed works would bring substantial benefits to the community which have to be weighed against the arguments in favour of preservation.

Though the demolition of unlisted buildings is assessed against the same criteria as for the demolition of listed buildings, this does not make unlisted buildings in conservation areas of equal historic or architectural importance to statutory listed

## APPENDIX 1 LEGISLATIVE BACKGROUND

buildings.

The local authority or Secretary of State may take enforcement action if the demolition of an unlisted building within a conservation area is carried out without consent.

### Condition of Unlisted Buildings in Conservation Areas

Financial grant schemes to assist with the renovation and upkeep of unlisted buildings in the conservation area may be available through English Heritage and the Heritage Lottery Fund, as well as through some local authorities, though available funds will be prioritised for the most urgent cases.

### Trees

Trees form an integral part of the character and appearance of conservation areas. As such all trees within conservation areas, whether covered by individual Tree Preservation Orders or not, are protected. As a result, anyone proposing to cut down, prune or damage in any other way a tree over which measured at 1.5 metres high has a stem diameter greater than 75mm must provide written notice of the intended works to the local planning authority six weeks before carrying out the works. This provides the Council with the opportunity to assess whether the tree makes a positive contribution to the character and appearance of the Conservation Area. Fruit trees are no longer exempt, although slightly different constraints occur where the tree forms part of a managed woodland.

### Control of Advertisements and Signs

Stricter rules apply in Conservation Areas with regard to the size and type of advertisements, illumination, signage and shop fronts erected or installed without consent.

### The Local Development Framework

The Council is currently in the process of drafting and consulting on those documents that will comprise the contents of its Local Development Framework. The Local Development Framework will contain a comprehensive collection of planning guidance documents which will, when adopted, supersede the existing Carrick District-wide Local Plan (1998). Until their adoption, the relevant policies at local level are the retained policies of the Local Plan (see Appendix Two)

## APPENDIX 2 LOCAL DEVELOPMENT FRAMEWORK POLICIES

### Retained Local Plan Policies

The following are the Local Plan Policies of direct relevance to the Devoran Conservation Management Plan:

#### Policy 4D

Development should be designed to respect the setting of listed buildings following the fundamental architectural principles of scale, height, massing, alignment and use of appropriate materials. Developments should also respect the quality of spaces between and the grouping of buildings which form the setting of a listed building. Proposals which would have a significant adverse impact upon the setting of a listed building will not be approved.

#### Policy 4F

Proposals for development in a Conservation Area should preserve or enhance the special character of the area in terms of scale, height, form and massing, respecting the traditional pattern of frontages, vertical or horizontal emphasis, detailing and materials. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of Conservation Areas. Redevelopment which involves the demolition of an existing building within a Conservation Area will not be allowed unless the alternative development preserves or enhances the character or appearance of the conservation area, and

- i) the building makes no positive contribution towards the character or appearance of the Conservation Area, or
- ii) that the condition of the building and the cost of its repair and maintenance renders it impracticable to retain when assessed in comparison with its importance and the value derived from its continued use; and
- iii) that there is clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or to find viable new uses and these efforts have failed.

#### Policy 4Q

Proposals for the development of new, or the refurbishment of existing shop frontages and other commercial premises within the Area of Outstanding

Natural Beauty or Conservation Areas should be sympathetic to and respect the architectural integrity of the building and the character of the area with special regard to such matters as scale, pattern of frontages, vertical or horizontal emphasis, materials and detailed design.

#### Policy 4R

Within Areas of Special Control of Advertisements, the Area of Outstanding Natural Beauty, Conservation Areas and on Listed Buildings signs should respect the architectural integrity and features of the buildings and the character of the locality and be located so as not to be a cause of confusion or danger to the travelling public.

### Proposed Devoran Conservation Area Policies

The following policies are designed to apply to the whole of the designated Conservation Area.

#### Policy 1

Developments adjacent to the Devoran Conservation Area should in their scale, height and massing, respect the wider setting of the Conservation Area, including views into and out of it.

#### Policy 2

Alterations to the streets, roads and back lanes in the Devoran Conservation Area including changes to the carriageway, pavements, parking layouts and street furniture should have regard to the character of the Conservation Area and its long term conservation.

#### Policy 3

Development proposals entailing the loss of existing trees and green open spaces that make a positive contribution to the character and appearance of the Devoran Conservation Area will not normally be permitted.

#### Policy 4

The demolition or alteration of historic walls and railings will not normally be permitted where they make an important contribution to the character of the Devoran Conservation Area.

## APPENDIX 2 LOCAL DEVELOPMENT FRAMEWORK POLICIES

### Policy 5

The Council will support measures to improve understanding and appreciation of Devoran and its Conservation Area.

### Policy 6

Proposals for energy-saving measures and for sustainable forms of energy supply will be supported where they do not adversely affect the character and appearance of the Devoran Conservation Area.

### Policy 7

Development within the Devoran Conservation Area identified to be at risk of flooding should mitigate this risk appropriately. Where required flood protection measures should be designed to be compatible with the building's age, style and materials. In new development they should be provided in a way that minimises their impact on the character and appearance of the Devoran Conservation Area whilst addressing any risks identified in the Strategic Flood Risk Assessment (SFRA) and site-specific Flood Risk Assessment (FRA).

### Policy 8

The Council will take steps to ensure that the policies, guidance and actions in this Management Plan are carried out, and that sufficient resources are made available for their implementation. The Management Plan will be reviewed five years from the time of its adoption.

## APPENDIX 3 CRITERIA FOR LOCALLY LISTED BUILDINGS

### Purpose of a Local List

Buildings that are listed nationally are protected by law. They tend to be buildings of higher quality and generally date from before 1840. The purpose of a Local List is to identify locally significant buildings and other features which may not be considered eligible for statutory listing.

### The effect of local listing

The protection of buildings or other features which are Locally Listed can be achieved through policies in the Local Development Framework. The identification of these special buildings or features is also best achieved through consultation with local communities, giving them 'ownership' of the Local List and helping to inform and enlighten local knowledge.

Although there is no statutory protection for such buildings, local listing can be a material consideration in determining planning applications.

### Principles of selection

Locally listed buildings or structures are those which make a special contribution to the history, appearance, character, and cultural value of Carrick District. They include the following:

- Buildings which have qualities of age, style, materials and detailing
- Well detailed historic shopfronts
- Historic structures such as walls or railings
- Historic street furniture including post boxes, bollards, or street lighting
- Historic sites (where scheduling as an 'Ancient Monument' is not appropriate), such as tramways and other features of Cornwall's industrial development
- Other features which have historical or cultural significance, perhaps by association with a famous person or event

They should all survive in a clearly recognisable form, with their historic features and layouts still present. Some selection of the better examples of these buildings or structures will be necessary, so in some cases the most authentic and interesting of a group of buildings may be Locally Listed, rather than the whole group. It is likely that most of the entries will date from the mid-19th to the mid-20th century,

but recent buildings of outstanding quality could be considered.

The Local List includes the following categories:

#### **BUILDINGS**

These may include:

- Buildings designed by a particular architect or designer of regional or local note
- Good examples of well designed domestic buildings which retain their original details and materials
- Good examples of educational, religious or community buildings which retain their original details and materials
- Landmark buildings or structures of notable design
- Buildings or structures of which contribute to our understanding of the development of the area

#### **STRUCTURES**

These may include:

- Notable walls or railings
- Street lighting
- Bollards
- Street surfaces
- Post boxes

#### **HISTORIC ASSOCIATION**

These must be well documented and may include:

- Any building or structure which has a close association with famous people or events
- Any building or structure which has a close association with an important local feature including statutorily protected sites or buildings



## APPENDIX 4 LOCAL LIST FOR DEVORAN

### BUILDINGS:

#### 1. Nos. 4 and 6 Devoran Lane

Semi-detached pair of houses c1850 (not on 1841 map). Two storeys high with hipped slate roofs. No. 4 has paired and single bay windows to front (recently renewed) with sashes and glazing bars. No. 6 has three six over six sash windows to the first floor, and a fully glazed lean-to ground floor conservatory, with a central front door stylistically dating the conservatory to c1900. Built from killas stone rubble with granite dressings.

Reason for Local Listing:

- A pair of well detailed, mid-19th century houses which probably date to the construction of St John's Terrace, where the buildings retain very similar details.

#### 2. No. 5 St John's Terrace

Detached house c1850. Killas rubble with granite quoins and jamb stones. Partly painted brick lintels. Slate roof with red clay ridges. End stacks. Symmetrical front, three windows wide with modern two over two sash windows. Glazed central porch with decorative cast iron crest. Low granite coped rubble wall to front.

Reason for Local Listing:

- This house is very similar to the listed houses in St John's Terrace (nos. 6-31) with which it forms a group.

#### 3. Nos. 5-7 Chapel Terrace

Three houses arranged in a short terrace c1850. Two storeys. Killas stone rubble with brick lintels over windows. Artificial slate and new natural slate roofs. Short brick axial stacks. Front (south) elevation of two windows each. Eight over eight sashes intact. Each house has a two storey extension facing north, which appear to be contemporary.

Reason for Local Listing:

- Good example of relatively unaltered mid-19th century group, minimally altered.

#### 4. Methodist Church, Chapel Hill

Detached Methodist Chapel, built 1861 (dated) to replace an earlier building – a Methodist Meeting House built sometime after 1821. Substantial detached building with dominant gable facing eastern end of Belmont Terrace. Slate roof. Killas stone with granite quoins and jamb stones. Two storeys with single storey wing to back containing school room, possibly part of the original church. Three ground and first floor windows to each side elevation. Two half round windows to first floor front with central entrance (modern door). Interior is apparently intact (not inspected).

Reason for Local Listing:

- Good example of mid-19th century chapel relatively unaltered, with intact interior.

#### 5. Belmont Farm

Substantial two storey farmhouse associated with the Mitchell family, merchants and shipbuilders, and owners in the 19th century of limekilns and smelters in Devoran and Point. As such, they were a major employer in the village and a descendant of the family still lives in the house, which is run as a small farm raising cattle. The house is on two storeys with a pitched slate roof. Sash windows - 20th century bay windows have been sensitively added.

Reason for Local Listing:

- Owned by the Mitchell family and therefore close historical links with industrial development of Devoran in the mid-19th century. House is also a good example of its type and relatively unaltered.

#### 6. The Old Quay Public House, nos. 32-33 St John's Terrace

This forms a group with nos. 34 and 35 St John's Terrace, and with Killigarth House, which creates an end stop to the group. The group is shown on the 1841 map and represent the provision of facilities for their workers by the Redruth and Chasewater Railway Company. The public house encompasses two buildings of slightly different building periods (no 33 is slightly taller) but the eaves height is common, with a gabled end to no. 32 facing west. The walls are local rubble stone is painted white, and the roofs are covered in a mixture of slate (no.32) and artificial slate (no.33). Windows have late-19th century two over two sashes. And each building has a slightly different porch.

## APPENDIX 4 LOCAL LIST FOR DEVORAN

Reason for Local Listing:

- An important building which is historically and socially significant.

### 7. Killigarth House, St John's Terrace

Killigarth House is a substantial attached two storey L-shaped house with its principal elevation facing east out of the village. The building is built from local stone which has been painted white. The shallow pitched slated roofs are hipped with a southerly wing protruding forward to take full advantage of the views over the creek. Also include the wrought iron railings to the front boundary.

Reason for Local Listing:

- One of Devoran's earlier buildings which appears to retain many of its original features.

Note: The whole group, including Killigarth House and The Old Quay Public House, would benefit from a more detailed historical evaluation.

### 8. Nos. 1, 2 and 3 Market Street

Nos. 1, 2 and 3 Market Street are located at the top of Market Street on the west side, close to the church, vicarage and school c1860. Hipped shallow slated roofs facing the street.

Built from a honey-coloured or darker (no. 3) killas stone with granite dressings, the two storey buildings are larger than other properties further down the street, reflecting perhaps their higher status. No. 1 has been partly rendered painted. Two over two sashes, probably not original. Nos. 1 and 3 retain their original front doors, each with two heavily moulded round-head panels. No. 3 also retains the remains of a late 19th century shopfront with pilasters, console brackets, a moulded cornice and fascia. It has been infilled with render and a modern window inserted.

Reason for Local Listing:

- Interesting example of more substantial family houses, with granite details confirming higher status. Shopfront to no. 3 is also historically and socially important.

### 9. No. 5 Market Street.

No. 5 Market Street is a rendered and painted two storey house which forms a pair with no. 4, a smaller one bay wide house. Moulded architraves to windows to first floor. Ground floor former shopfront with pilasters, decorative corbels, modillion cornice, and fascia. Shopfront infilled and modern, but well detailed, tripartite sash window inserted. Shallow slated roofs.

Reason for Local Listing:

- Suggested for Local Listing because of the shopfront.

Other Features:

### 10. Cobbled pavements in Carclew Terrace and Quay Road

These pavements are made from irregularly shaped pieces of granite and quartz, and mark the edge of the old tramway as well as providing a surface for some other areas.

Reason for Local Listing:

- These historic street surfaces are reminder of Devoran's industrial past.

### 11. Granite posts marking the village car park and adjoining pavement

Twelve tall granite posts were once part of the tramway and have been reused to create modern parking bays.

Reason for Local Listing:

- These granite posts are reminder of Devoran's industrial past.

Outside the Existing Conservation Area:

### 12. Railway crossing gates facing the A39

One set of crossing gates remains on the east side of the A39, which is shortly being rerouted.

Reason for Local Listing:

- These crossing gates are a reminder of Devoran's industrial past and in poor condition – so action needs to be taken to ensure their preservation. World Heritage Site funding might be available?

## APPENDIX 4 DRAFT LOCAL LIST FOR DEVORAN

### 13. Former stone quarry to north of St John and St Petros Churchyard

The quarry is now overgrown and hardly visible but many of the local buildings were built presumably from the stone and the quarry site is an important historical feature.

Reason for Local Listing:

- The quarry is important for the development of Devoran and is part of its social history.

Other possibilities – most of these are marked on the 1841 map:

Nos. 1, 2, 4 and 5 Carclew Terrace

Further properties in Market Street, particularly no. 21

Nos. 24 and 25 Market Street

Nos. 1, 2 and 3 Chapel Terrace

No. 6 Carclew Terrace

Nos. 1-4 St John's Terrace

Melhuish, Quay Road (and the three properties on the west side)

Quay Villa, Quay Road

## APPENDIX 5 DEVORAN CONSERVATION AREA BOUNDARY REVIEW

Local authorities are required by law to regularly review the boundaries of their existing conservation areas, to ensure that they encompass ‘areas of special architectural or historic interest’. The original boundary to the conservation area was drawn up in 1978 and the boundary has not been reviewed since.

These recommendations follow extensive survey work, undertaken in March 2007, and largely follow recommendations made in the CISI report of 2002. They are also broadly in line with discussions with the Parish Council and local community at the public workshops in April and May 2007.

The area to the west along Devoran Lane towards the junction with the A39 which was suggested in the CISI report for inclusion was inspected and rejected. It was considered that the late 19th/early20th century properties were of marginal interest and did not merit inclusion in the conservation area. Additionally, the area between the existing conservation area and these buildings contains only 20th century buildings of no historic interest.

Cornwall Council has resolved that the following amendments are made to the conservation area boundary:

- Add a small area of land and the estuary at Tallack’s Creek;
- Add Belmont Farm, the former quarry and the churchyard;
- Add the land between Quay Road and the edge of Restronguet Creek;
- Add the land between Greenbank Road and the edge of Restronguet Creek, including the buildings on the west side of the A39;
- Land to the south of Devoran House.

In detail, these proposals are:

(i) Add a small area of land and the estuary at Tallack’s Creek

This is a very modest extension to include the landward side of Tallack’s Creek, and the entrance to the former Narabo Wharf.

(ii) Add Belmont Farm, the former quarry and the churchyard

Belmont and its farm buildings lie to the north of Belmont Terrace, and are separated from the existing conservation area by a succession of small fields. The buildings, which can be clearly seen from the back of the terrace, were owned by the Mitchell family in the 19th century and a descendant and his family still occupy

the site. The house is not shown on the 1841 Tithe Map but is on the 1880 map. Stylistically it dates to the 1850s, with late Georgian details and some sympathetic 20th century alterations to the frontage facing the village.

To the west, the former quarry is overgrown but just about visible. The adjoining churchyard links the quarry to the road leading up to Belmont. Behind the field at the end of the churchyard, hedges and trees along the boundary mark the skyline.

(iii) Add the land between Quay Road and the edge of Devoran Creek

This area of land is now mainly 1960s and later housing, but was once the site of Devoran port and the 1880 map confirms the layout of tramlines and other features. Features which can still be traced include the site of old timber ponds, a limekiln and an inlet. At Devoran Boatyard the line of some granite stones suggests the curved line of a former railway track. The area is suggested for inclusion within the conservation area because of its historical significance and because its close proximity to the existing conservation area makes it an important ‘buffer’ zone, where development of any kind is likely to affect the existing protected area. Designation would enable stronger planning controls and help to prevent unsympathetic development which could, for instance, adversely affect views from the existing conservation area towards the estuary and Carclew. It would also bring under control a number of mature trees, preventing felling or unsympathetic lopping.

(iv) Add the land between Greenbank Road and the edge of Devoran Creek, including the buildings on the west side of the A39

This area contains two commercial premises – Devoran Boatyard and Devoran Metals, the site of the former brickworks. It also encompasses an open area of land, overgrown and important for nature conservation, which backs onto Devoran Creek. Towards the A39, the former sluicing pond, where water was held to clear out the channel, is now also overgrown but again, an important wildlife reserve.

On the west side of the A39 are three groups of historic buildings: Sand Cottages, built between 1841 and 1880; Tresillian, built between 1809 and 1841; and Carnon Gate, a row of cottages dating to between 1841 and 1880. Close by, the route of the old tramway is marked by the surviving railway gates. The A39 will shortly be rerouted and opportunities will exist to improve the setting of these buildings and the environment generally.

## APPENDIX 5 DEVORAN CONSERVATION AREA BOUNDARY REVIEW

(v) Land to the south of Devoran House

Currently only a small part of the garden is included in the conservation area. The trees and open space around Devoran House separate the old core of the village from newer developments. Indeed with its large landscaped and verdant grounds, Devoran House is one of the significant structures that ring the historic core of the village.

## APPENDIX 6 SUMMARY OF ISSUES, POLICIES AND ACTIONS

The draft conservation area policies and guidance have generated a series of actions to be achieved during the life of the Management Plan either as one-off projects or in many cases as ongoing and continuous action. Working in close partnership with the parish Council, the Council has a leading role in implementing

all of these policies and actions, and in the success of the Management Plan in general. A timetable has also been assigned to identify those actions which should be prioritised in the short \*\*\*, medium\*\* and long \* term. Progress will contribute toward the monitoring of the implementation of the Management Plan.

Management Issue	Policy	Actions	Lead Agency	Priority
Achieving high quality design and new development that reinforces local distinctiveness	<p>Retained Local Plan Policy 4F: Proposals for new development or the alteration of buildings in the Conservation Area should have regard to the urban grain, scale, height, massing, and materials of the existing buildings in the area.</p> <p>Retained Local Plan Policy 4D: Development should be designed to respect the setting of listed buildings following the fundamental architectural principles of scale, height, massing, alignment and use of appropriate materials. Developments should also respect the quality of spaces between and the grouping of buildings which form the setting of a listed building. Proposals which would have a significant adverse impact upon the setting of a listed building will not be approved.</p> <p>Policy 1: Developments adjacent to the Devoran Conservation Area should in their scale, height and massing, respect the wider setting and key views into and across the Conservation Area</p>	<p>The Council will require design briefs to inform the development of key sites within the Devoran Conservation Area.</p> <p>The Council will require a detailed context appraisal and an assessment of the potential impact of development proposals on the character of the Devoran Conservation Area, including the character area in which the proposal sits, to be submitted as part of any Design and Access Statement</p>	Council	**  ***
Improving the conservation and maintenance of buildings			Council / building owners	Ongoing

## APPENDIX 6 SUMMARY OF ISSUES, POLICIES AND ACTIONS

Management Issue	Policy	Actions	Lead Agency	Priority
Increasing protection in the conservation area	<p>Policy 3: Development proposals entailing the loss of existing trees and green open spaces that make a positive contribution to the character and appearance of the Devoran Conservation Area will not normally be permitted.</p> <p>Policy 4: The removal of historic boundary walls and railings will not normally be permitted where they make an important contribution to the character of the Devoran Conservation Area.</p>	<p>The Council will resist the loss of natural slate roofs in the Conservation Area through the use of an Article 4(2) Direction</p> <p>The Council will resist the replacement of traditional timber windows and doors with upvc or aluminium versions through the use of an Article 4(2) Direction for all single family dwellings in the Conservation Area.</p> <p>The Council will seek to retain boundary walls and railings through the use of an Article 4(2) Direction</p> <p>The Council will continue to review local designations and protection systems throughout the Conservation Area and secure the retention of valuable buildings, structures and trees through the appropriate protection mechanism.</p> <p>The Council will develop a Local List of buildings and criteria for inclusion in consultation with the local community</p> <p>The Council extend the Conservation Area designation as recommended</p>	Council	<p>***</p> <p>***</p> <p>***</p> <p>**</p> <p>**</p> <p>***</p>

## APPENDIX 6 SUMMARY OF ISSUES, POLICIES AND ACTIONS

Management Issue	Policy	Actions	Lead Agency	Priority
Protecting the visual setting and historic context of the conservation area.	<p>Policy 1:</p> <p>Developments adjacent to the Devoran Conservation Area should in their scale, height and massing, respect the wider setting and key views into and across the Conservation Area</p>		Council, Natural England	Ongoing
Achieving high quality sustainable development	<p>Policy 6</p> <p>Proposals for energy-saving measures and for sustainable forms of energy supply will be supported where they do not adversely affect the character and appearance of the Devoran Conservation Area.</p> <p>Policy 7</p> <p>Development within the Devoran Conservation Area identified to be at risk of flooding should mitigate this risk appropriately. Where required flood protection measures should be designed to be compatible with the building's age, style and materials. In new development they should be provided in a way that minimises their impact on the character and appearance of the Devoran Conservation Area whilst addressing any risks identified in the Strategic Flood Risk Assessment (SFRA) and site-specific Flood Risk Assessment (FRA).</p>		Council, CSEP Environment Agency	Ongoing



## APPENDIX 6 SUMMARY OF ISSUES, POLICIES AND ACTIONS

Management Issue	Policy	Actions	Lead Agency	Priority
Improving the public realm	<p>Policy 2: Alterations to the streets, roads and back lanes in the Devoran Conservation Area including changes to the carriageway, pavements, parking layouts and street furniture, should have regards to the character of the Conservation Area and its long term conservation.</p> <p>Policy 3: Development proposals entailing the loss of existing trees and green open spaces that make a positive contribution to the character and appearance of the Devoran Conservation Area will not normally be permitted.</p> <p>Policy 6 The Local Planning Authority will support measures to improve understanding and appreciation of Devoran and its Conservation Area.</p>		Council, Feock Parish Council	Ongoing
Achieving sustainable access to the conservation area	<p>Policy 2: Alterations to the streets, roads and back lanes in the Devoran Conservation Area including changes to the carriageway, pavements, parking layouts and street furniture, should have regards to the character of the Conservation Area and its long term</p> <p>Policy 6: The Council will support measures to improve understanding and appreciation of Devoran and its Conservation Area.</p>	The Council will revoke the existing Article 4 Direction and initiate the adoption of a replacement Article 4(2) Direction. A Guidance leaflet will be produced and distributed to all property owners affected by it.	Council Feock Parish Council	*

## APPENDIX 7 GLOSSARY OF TERMS

Management Issue	Policy	Actions	Lead Agency	Priority
Increasing community involvement and social inclusion	<p>Policy 8:</p> <p>The Council will take steps to ensure that the policies and recommendations in this Management Plan SPD are carried out, and that sufficient resources are made available for their implementation. The Management Plan will be reviewed five years from the time of its adoption.</p>		Council Feock Parish Council	Ongoing
Consistent coordinated management	<p>Policy 8:</p> <p>The Council will take steps to ensure that the policies and recommendations in this Management Plan SPD are carried out, and that sufficient resources are made available for their implementation. The Management Plan will be reviewed five years from the time of its adoption.</p>		Council Feock Parish Council	Ongoing

## APPENDIX 7 GLOSSARY OF TERMS

**Accessibility** The ability of people and/or goods and services to reach places and facilities. Accessibility can be shown on a plan or described in terms of pedestrian and vehicle movements, walking distance from public transport, travel time or population distribution.

**Adaptability** The capacity of a building or space to respond to changing social, technological, economic and market conditions.

**Advertisement** A sign, board, notice or word (whether illuminated or not) announcing the selling of goods or services, or giving public information, as defined in the Village and Country Planning Control of Advertisements Regulations 1992.

**Amenity** Something that contributes to an area's social, economic or cultural needs.

**Area Action Plan (AAP)** These are Development Plan Documents (see below) which should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature is the focus on implementation. They can be used in many ways such as: help deliver planned growth areas; stimulate regeneration; protect areas sensitive to change; resolve conflicting objectives in areas subject to development pressures; or focus the delivery of area based regeneration initiative.

**Article 4 Direction** A power available under the Town and Country Planning Act (General Permitted Development Order) 1995 allowing a planning authority to restrict 'permitted development rights'. This extends planning control to certain kinds of development which do not normally require planning permission. Article 4 Directions are most commonly used in conservation areas. Article 4 (2) Directions can be introduced by a local planning authority without the approval by the Secretary of State.

**Barrier** An obstacle to movement.

**Building elements** Doors, windows, cornices and other features which contribute to the overall design of a building.

**Building envelope guidelines** Diagram(s) with dimensions showing the possible site and massing of a building.

**Building line** The line formed by the frontages of buildings along a street. The building line can be shown on a plan or section.

**Bulk** The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing.

**Call-in** The Secretary of State for Transport, Local Government and the Regions, Development can call in for his own decision any proposal which he regards as sufficiently important.

**Character assessment/appraisal** An area appraisal emphasising historical and cultural associations.

**Community Strategy** District, County and Unitary authorities have a duty to prepare community strategies under the Local Government Act 2000 in conjunction with other public, private and community sector organisations. Community Strategies should promote the economic, social and environmental well being of their areas and contribute to the achievement of sustainable development. The intention is that Local Development Frameworks (see below) will provide the spatial expression to those elements of the Community Strategy that relate to the use and development of land.

**Conservation Area** An area designated by a local authority under the Village and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The council will seek to preserve or enhance the character and appearance of such areas.

**Conservation Area character appraisal** A published document defining the special architectural or historic interest which warranted the area being designated.

**Conservation Area Consent** This is required from the Local Planning Authority on any proposal to demolish or substantially demolish an unlisted building in a Conservation Area.

**Context** The setting of a site or area.

**Context (or site and area) appraisal** A detailed analysis of the features of a site or area (including land uses, built and natural environment, and social and physical characteristics) which serves as the basis for an urban design framework, development brief, design guide or other policy or guidance.

**Core Strategy** This sets out the key elements of the planning framework for the area. It should comprise a vision and strategic objectives for the area, along with a spatial strategy, a number of core policies and a monitoring and implementation framework. Once adopted, all other Development Plan Documents must be in conformity with it.

## APPENDIX 7 GLOSSARY OF TERMS

**Corporate strategy** Any official expression of the overall aims of a local authority or other organisation.

**Countryside design summary** Supplementary Planning Guidance (SPG) prepared by a local authority to encourage a more regionally and locally based approach to design and planning.

**Density** The mass or floorspace of a building or buildings in relation to an area of land. Density can be expressed in terms of plot ratio (for commercial development); habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; space standards; or a combination of these.

**Design audit** An independent assessment of a design, carried out for a local authority by consultants, another local authority or some other agency.

**Design brief** Site-specific briefs or development briefs. Site-specific briefs are also called a variety of other names, including design briefs, planning briefs and development frameworks. There are no standard definitions or practices as to what these include. As design is now officially recognised as an integral part of planning, there is no need for separate planning and design briefs.

**Design guide** A document providing guidance on how development can be carried out in accordance with the design policies of a local authority or other organisation. Design guides are issued by some counties, by many district and unitary authorities.

**Design policy** Relates to the form and appearance of development, rather than the land use.

**Design principle** An expression of one of the basic design ideas at the heart of an urban design framework, design guide, development brief or design code. Each such planning tool should have its own set of design principles, adapted for the purpose from the body of knowledge about how design principles can help to create successful places.

**Design statement** A pre-application design statement is made by a developer to indicate the design principles on which a development proposal in progress is based. It enables the local authority to give an initial response to the main issues raised by the proposal. A planning application design statement sets out the design principles that the planning applicant has adopted in relation to the site and its wider context, as required by PPG1.

**Detailed planning application** Seeks permission for all aspects (or all aspects not yet approved) of a development.

**Development Statutorily** defined under the Town and Country Planning Act 1990 as ‘the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land’. Most forms of development require planning permission.

**Development brief** A document, prepared by a district or unitary authority, a parish council, a developer, or jointly by both, providing guidance on how a site of significant size or sensitivity should be developed. Site-specific briefs are also called a variety of other names, including planning briefs, design briefs and development frameworks. There are no standard definitions or practice as to what these include. As design is now recognised as an integral part of planning, there is no need for separate planning and design briefs.

**Development control** The process through which a local authority determines whether (and with what conditions) a proposal for development should be granted planning permission.

**Development form** See form.

**Development framework** See development brief.

**Development Plan Document (DPD)** The relevant plan-making authority prepares Development Plan Documents. They are spatial planning documents and subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination. The Development Plan Documents which local planning authorities must prepare include the following elements: Core Strategy; Site specific allocations of land; Area Action Plans (where needed); and Proposals Map (with inset maps, where necessary).

**Elevation Diagrammatic** drawing of any of a building’s facades.

**Enclosure** The creation of a sense of defined space by its surrounding buildings.

**Energy efficiency** The result of minimising the use of energy through the way in which buildings are constructed and arranged on site.

**English Heritage** This is the Government’s statutory adviser on scheduled monuments, listed buildings and all issues relating to the historic environment.

## APPENDIX 7 GLOSSARY OF TERMS

**Environmental assessment** A process, involving the systematic review of a proposed development, which leads to an environmental statement. Information is presented in a form which provides a focus for public scrutiny and enables the development's likely effects (and the scope for modifying or mitigating them) to be evaluated before a planning decision is given.

**Fenestration** The arrangement of windows on a facade.

**Form** The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

**General Permitted Development Order (GPDO)** The GPDO grants permission for certain defined classes of development, mainly of a minor character. The most commonly used class permits a wide range of small extensions or alterations to dwelling houses.

**Grain** See urban grain.

**Height** The height of a building can be expressed in terms of a maximum number of floors; a maximum height of parapet or ridge; a maximum overall height; any of these maximum heights in combination with a maximum number of floors; a ratio of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.

**Human scale** Development is of a human scale if its size, position and details relate to passers-by in a way that makes them feel comfortable rather than intimidated.

**In-curtilage parking** Parking within a building's site boundary, rather than on a public street or space.

**Interpretation** Explaining the historical, economic, social and cultural background to a building or place.

**Image** The overall visual impact of a place.

**Infill development** Building on a relatively small site between existing buildings.

**Issues & Options Report** To encourage people in the local community to become involved at an early stage in the Local Development Framework process, by inviting responses to a range of key issues affecting development and land use.

**Landmark** A building or structure that stands out from the background buildings.

**Landscape** The appearance of land, including its shape, form, colours and elements, the way these (including those of streets) components combine in a way that is distinctive to particular localities, the way they are perceived, and an area's cultural and historical associations. Landscape character can be expressed through landscape appraisal, and maps or plans.

**Layout** The way buildings, routes and open spaces are placed in relation to each other.

**Layout structure** The framework or hierarchy of routes that connect in the local area and at wider scales.

**Legibility** The degree to which a place can be easily understood by its users and the clarity of the image it presents to the wider world.

**Listed building** The Department for Culture, Media and Sport is required to compile lists of buildings of special architectural or historic interest. Listed Buildings are graded according to their importance. Grade I buildings are of national importance, Grade II\* have some national significance, and Grade II buildings (which form the majority of listed buildings) tend to be of more local importance. A listed building should not be demolished, extended or altered in a way that affects its character as a listed building without permission ('listed building consent').

**Listed Building Consent** This is required for any works of demolition, extension or alteration which would affect its character as a building of special architectural or historic interest.

**Live edge** Provided by a building or other feature whose use is directly accessible from the street or space which it faces; the opposite effect to a blank wall.

**Local Agenda 21** Local authority programme identifying what sustainable development means at local level.

**Local Development Framework (LDF)** This is the term given to the portfolio of Local Development Documents (see below) which will provide the framework for delivering the spatial planning strategy for the area.

**Local Development Document (LDD)** Local Development Documents are those documents that together make up the Local Development Framework. They comprise of Development Plan Documents (see above), Supplementary Planning Documents (see below) and the Statement of Community Involvement (see below).

## APPENDIX 7 GLOSSARY OF TERMS

**Local Development Scheme (LDS)** This is the project plan for a three period for the production of all documents which it is intended will comprise the Local Development Framework. It identifies each Local Development Document (see above) stating which are to be Development Plan Documents (see above) and which are to be Supplementary Planning Documents (see below), and establishes a timetable for preparing each.

**Local distinctiveness** The positive features of a place and its communities which contribute to its special character and sense of place.

**Local Strategic Partnership (LSP)** Non statutory, non-executive body bringing together representatives of the public, private and voluntary sectors. The LSP is responsible for preparing and monitoring the implementation of the Community Strategy.

**Local Plan** Produced by districts and unitary authorities, 'old style' local plans set out detailed policies and specific proposals for the development and use of land, and guide most day-to-day planning decisions. Design policies in a local plan set the framework for a local authority's design control and guidance.

**Massing** The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.

**Material consideration** A consideration that must be taken into account, where relevant, in a decision on a planning application. They include policies and guidance, and all the fundamental factors involved in land-use planning (including the form and appearance of buildings).

**Mixed uses** A mix of complementary uses within a building, on a site or within a particular area. 'Horizontal' mixed uses are side by side, usually in different buildings. 'Vertical' mixed uses are on different floors of the same building.

**Mobility** The ability of people to move round an area, including careers of young children, older people, people with mobility or sensory impairments, or those encumbered with luggage or shopping. Mobility can be expressed in policy and guidance in terms of compliance with statutory standards, and can be illustrated on plans.

**Movement** People and vehicles going to and passing through buildings, places and spaces. The movement network can be shown on plans, by space syntax analysis, by highway designations, by figure and ground diagrams, through data on origins

and destinations or pedestrian flows, by desire lines, by details of public transport services, by walk bands or by details of cycle routes.

**Natural surveillance (or supervision)** The discouragement to wrong-doing by the presence of passers-by or the ability of people to see out of windows. Also known as passive surveillance (or supervision).

**Outline planning application** Permission for a limited range of matters relating to a proposed development, identifying others as reserved matters. Parking standards are usually expressed as the number of parking spaces per dwelling or in relation to office floorspace. They should include cycle parking and disabled parking. In certain developments no parking or only visitor parking will be required.

**Passive surveillance (or supervision)** The discouragement to wrong-doing by the presence of passers-by or the ability of people to see out of windows. Also known as natural surveillance (or supervision).

**Performance criterion (pl. criteria)** A means of assessing the extent to which a development achieves a particular functional requirement (such as maintaining privacy). This compares with a standard, which specifies more precisely how a development is to be designed (by setting out minimum distances between buildings, for example). The art of urban design lies in balancing principles which may conflict with one another. Standards demand to be met, and may be too inflexible to be of use in achieving a balance. Performance criteria, on the other hand, make no prior assumptions about the means of achieving a balance.

**Permeability** The degree to which an area has a variety of pleasant, convenient and safe routes through it.

**Perspective** Drawing showing the view from a particular point as it would be seen by the human eye.

**Plan** Drawing or diagram showing the layout of a building, buildings or spaces.

**Planning system** The arrangements by which central and local government carries out its statutory responsibility to regulate the development and use of land in the public interest.

**Planning condition** A condition imposed with a planning permission. A condition can make it possible to grant a planning application which would otherwise be refused.

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**Planning obligation** A binding legal agreement between a local authority and a developer, or unilaterally by a developer, for the purpose of restricting or regulating a development or the use of land, under Section 106 of the Village and Country Planning Act 1990. Such Section 106 agreements are usually made in connection with the granting of planning permission, and may be used to enhance development proposals. They can 'enable a property owner or overcome obstacles which would otherwise prevent planning permission from being granted' (PPG1).

**Planning permission** Formal approval, usually by a local authority, often with conditions, allowing a proposed development to proceed. Full permissions are usually valid for five years. Outline permissions, where details are reserved for subsequent approval, are valid for three years.

**Planning Policy Guidance Notes (PPGs)** Government guidance on general and specific aspects of planning policy to be taken into account in formulating development plan policies and in making planning decisions.

**Plot ratio** A measurement of density expressed as gross floor area divided by the net site area.

**Proactive development control** Any process by which a local authority works with planning applicants to improve the quality of development proposals as early as possible in period before a planning application is submitted.

**Preferred Options Report** This will set out policy issues, including alternative approaches where appropriate, for all the main subject areas, including possible site allocations.

**Proposals Map** The function of the Proposals Map is to illustrate the policies and proposals in the Development Plan Documents (see above). It will be an Ordnance Survey based map at a scale which allows the policies and proposals to be illustrated clearly in map form.

**Public art** Permanent or temporary physical works created, selected or supervised by artists or craft workers for a building or site in a location visible to the general public, whether part of the building or free-standing. Public art includes sculpture, street furniture, paving, railings and signs.

**Public realm** The parts of a village, village or city (whether publicly or privately owned) that are available, without charge, for everyone to use or see, including streets, squares and parks.

**Quality audit** A review of its management of the design and planning process by a local authority or other organisation.

**Regional planning guidance** The Secretary of State for the Environment, Transport and the Regions issues regional planning guidance as a broad but mandatory framework for structure plans and unitary development plans. Guidance normally follows the advice given to the Secretary of State by a regional planning conference, formed by unitary authorities and by county councils with representatives of their district councils. The more recent regional planning guidance notes (RPGs) cover design, among other planning issues. Some RPGs emphasise regionally important design issues to which local authorities should respond, while others set out a strategic framework for design policy.

**Regional Spatial Strategy (RSS)** - Document produced at the regional level which will set the context for LDFs and form part of the statutory plan

**Reserved matters** Identified in an outline planning application as to be included in a later detailed planning application.

**Road** Vehicle or vehicle and pedestrian route without a significant amount of pedestrian activity generated by adjoining buildings and public spaces. Compare street.

**Road hierarchy** Categorisation of roads by function and intended traffic management treatment.

**Route** A road, footpath or cycleway (or a series of them) linking one place to another.

**Safety** The relative absence of threats, real or imagined, to people.

**Scale** The size of a building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Scale can be expressed in relation to surrounding buildings, or in terms of a maximum length of frontage or facade, maximum dimensions of a street block, the type of development (terraced houses, for example), or a ratio of building height to street or space width.

**Secretary of State** The Secretary of State for Transport, Local Government and the Regions is responsible to Parliament for operating the planning system at national level. The Secretary of State's responsibilities include issuing national policy guidance, exercising the power to call in and decide on planning applications

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of major importance, and making decisions (with the Planning Inspectorate) on planning appeals. Several of the Department of Transport, Local Government and the Regions' planning policy guidance notes (PPGs), circulars and design bulletins advise on matters of design and conservation.

**Section** Drawing showing a slice through a building or site.

**Section 106 agreement** See planning obligation.

**Security** The relative absence of threat to property.

**Settlement pattern** The distinctive way that the roads, paths and buildings are laid out in a particular place.

**Sight line** The line of sight from a travelling vehicle. Sight lines will help to determine how fast vehicles are likely to move and how safe other road users are likely to be.

**Statement of Community Involvement (SCI)** This will set out the standards which the plan-making authority intend to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents (see above) and in significant development control decisions, and also how the local planning authority intends to achieve those standards. The Statement of Community Involvement will not be a Development Plan Document (see above) but will be subject to independent examination. A consultation statement showing how the local planning authority has complied with its Statement of Community Involvement will be required for all Local Development Documents including SPD (see above).

**Strategic view** The line of sight from a particular point to an important landmark or skyline.

**Street** A public space used as a pedestrian or pedestrian and vehicle route (with pavements or shared surfaces) on to which buildings or public spaces open. Compare road.

**Street furniture** Structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting and signs.

**Streetscape** The appearance of a street.

**Strategic Environmental Assessment (SEA)** – A formal process which analyses and evaluates the environmental effects of a plan or programme.

**Structure Plan** - "Old style" strategic plan produced by a county council, providing the strategic policy framework for planning and development control locally (though not in unitary authorities). They are based on projections of future need and demand, particularly for housing, employment and shopping, and they describe the needs for transport, schools and services. A structure plan may set out a strategic framework to guide design policies in local plans. A local plan must conform to the relevant structure plan.

**Supplementary Planning Documents (SPD)** Additional advice provided by a local authority on a particular topic, related to and expanding on policies in a development plan. SPD includes urban design frameworks, development briefs, design guides and village design statements. It should be consistent with the plan (and cross-referenced to the relevant policy or proposal), prepared in consultation with the public, and formally approved by the council. SPD status gives guidance additional weight as a material consideration in the planning process.

**Supplementary Planning Guidance (SPG)** - "Old style" planning guidance adopted by Council

**Surveillance** The discouragement to wrong-doing by the presence of passers-by or the ability of people to see out of windows.

**Sustainability Appraisal (SA)** A formal process which analyses and evaluates the environmental, social and economic impacts of a plan or programme.

**Sustainable development** Minimises its impact locally, regionally and globally, and on future generations. Defined by the Brundtland Commission (1987, and quoted in PPG1) as 'Development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations'. The World Conservation Union (1991) defines sustainable development as 'Improving the quality of life while living within the carrying capacity of supporting ecosystems'. See local agenda 21.

**Telecommunications equipment** Equipment (including satellite dishes) relating to any form of communication by electrical wire, optical cable or radio signals.

**Teleworking** People working at home using information technology. See home-working.

**Topography** A description or representation of artificial or natural features on or of the ground.



**Villagescape** The visual appearance of streets.

**Tree preservation order (TPO)** Made by the local authority under the Village and Country Planning Act 1990 to protect trees of importance for amenity, landscape and nature conservation.

**Urban design** The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, villages and cities, and the establishment of frameworks and processes which facilitate successful development.

**Urban grain** The pattern of the arrangement and size of buildings and their plots in a settlement; and the degree to which an area's pattern of street-blocks and street junctions is respectively small and frequent, or large and infrequent.

**Vernacular** The way in which ordinary buildings were built before local styles, techniques and materials were superseded by imports.

**View** What is visible from a particular point. Compare vista.

**Vista** A narrow view past a series of landmarks. Compare view.

**Visual clutter** The uncoordinated arrangement of street furniture, signs and other features.

**Walk band** A line on a map or plan showing the furthest distance that can be walked from a particular point at an average pace in a certain time (usually five or ten minutes).

