

Webbers Yard,
Higher Tweed Mill
and Sawmills Field
Dartington

Design and Access Statment

Design and Access Statement
Submitted in support of a detailed planning application

April 2013

Prepared by LHC on behalf of Cavanna Homes (Devon) Ltd

Contents

Preface

1.0 Introduction

- 1.1 The purpose of the document
- 1.2 Other relevant documentation

2.0 Background and Context

- 2.1 Planning context
- 2.2 Site location
- 2.3 The site context

3.0 Factors shaping the development

- 3.1 Social facilities
- 3.2 Views and frontages
- 3.3 Primary route access
- 3.4 Pedestrian / cycle network
- 3.5 Topography
- 3.6 Landscape and open space
- 3.7 Boundaries
- 3.8 Visual impact

4.0 Community Consultation

- 4.1 Collaborative masterplanning
- 4.2 The developers
- 4.3 The Forum
- 4.4 Community workshops
- 4.5 Summary of Diagnose and Co-discover workshops
- 4.6 Summary of Co-design workshops
- 4.7 Summary Co-delivery workshops
- 4.8 South Hams District Council consultation

5.0 Vision

6.0 Design Principles

- 6.1 Design principles
- 6.2 The masterplan strategy
- 6.3 Local distinctiveness
- 6.4 Sustainability
- 6.5 Illustrative Masterplan

7.0 The Proposal

- 7.1 Layout and movement framework
- 7.2 Amount and use
- 7.3 Scale and massing
- 7.4 Streetscape
- 7.8 Appearance and materials
- 7.9 Landscape

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Detailed application for the eastern half of Sawmills Field



Above: Artist's Impression of Proposals

Preface

Webbers Yard, Higher Tweed Mill and the Eastern half of Sawmills Field, Dartington are allocated within South Hams District Council's local development plan for a mixed-use development (RA13). The areas proposed for new development and the development quantum set out in the allocation cannot be physically met on the allocated sites, as there is insufficient land designated. Despite this major constraint and Cavanna Homes (Devon) Ltd have successfully brought forward mixed-use development proposals that meet the underlying aspirations of the allocation, namely;

Pre 2016

- Delivery of new housing including affordable homes (65 dwellings)
- Delivery of employment
- Provision of community open space (0.45 ha)
- Improved pedestrian and cycle network

Post 2016

- Delivery of new housing incl. further affordable homes (30 dwellings)
- Delivery of further employment

The mixed-use proposals have also been developed against an economic context that has posed some major delivery challenges;

- Delivering new employment and new homes in a long recession
- Delivering affordable housing without grant funding
- Achieving the aspirations of the allocation (only 1.85 hectares of new site allocated) without departure
- Pioneering SHDC's new Collaborative Masterplanning Template

Despite all these physical and economic constraints, the application sets out a sustainable and high quality mixed-use development proposal.



Above: Plan showing the outline of potential regeneration across the allocated sites.



1.0 Introduction

This Design and Access Statement has been prepared by LHC with input from other professional consultants and relates to the detailed planning application for the allocated site at Sawmills Field in Dartington. This document has been prepared on behalf of Cavanna Homes (Devon) Ltd.

1.1 Purpose of the document

The Design and Access Statement describes the nature and extent of the development proposals. It explains how they respond to context and represent best practice in urban design and sustainable design.

It describes the process and design principles that have informed the development of the masterplan, landscape and architectural proposals.

This document describes and illustrates proposals that have been developed in collaboration with South Hams District Council Officers as well as the local community and other stakeholders using the collaborative masterplanning template.

1.2 Other relevant documentation

This Design and Access Statement is to be read in conjunction with a suite of other documents and drawings that provide further detail about specific areas of the applications.

These documents include:

- Planning Statement
- Landscape and Visual Assessment
- Transport Assessment
- Statement of Community Engagement
- Flood Risk Assessment
- Site Investigation Report
- Acoustic Report
- Ecological Impact Assessment
- Viability Assessment



Above: Plan showing the site in its wider context

1

Eastern Half of Sawmills Field

2

Sawmills Field

3

Webbers Yard

4

Higher Tweed Mill

2.0 Background and Context

An understanding of the existing context is an important influence on a new development. This section outlines the background and key contextual issues that have informed the design proposals

2.1 Planning context

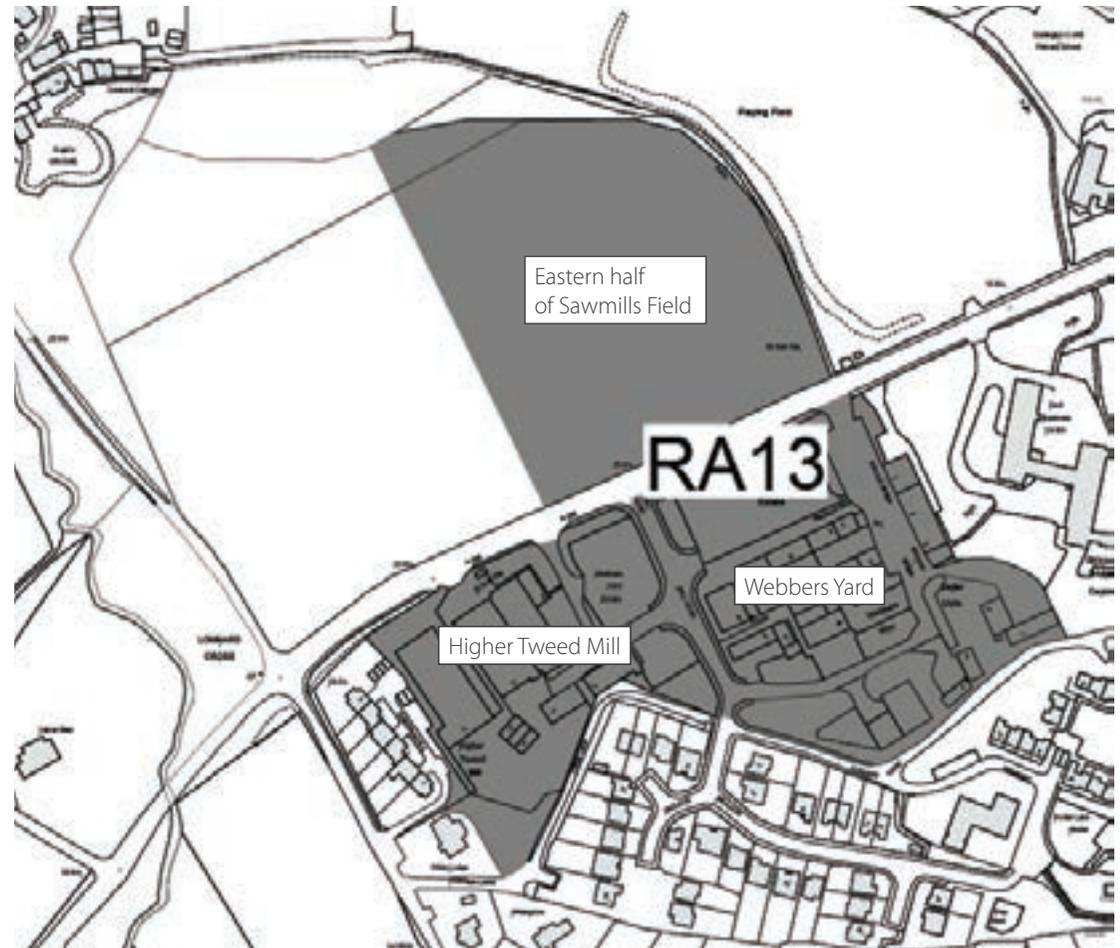
Webbers Yard, Higher Tweed Mill and part of Sawmills Field were allocated for mixed use development in February 2011 by South Hams District Council as part of its strategic local development plan called 'the Local Development Framework'.

Proposal RA13: Webbers Yard and Sawmills Field

Mixed use development is proposed to include:

- About 65 dwellings and 0.5 ha of additional employment land by 2016
- Beyond 2016, about 30 dwellings and about 0.5 ha of employment land.
- Regeneration and retention of existing employment provision at Webbers Yard as part of the proposals.
- About 0.15 ha of play provision and 0.3 ha of other public space; and
- Cycle and footpath access to the village centre, the National Cycle Network and towards Totnes.

Development of the sites should be planned together in a comprehensive manner and should accord with a Development Brief previously approved by the Council. Policy RA13 splits the proposed allocation for employment and residential to pre and post 2016. This development brief sets out the potential way that the site can come forward in the period up to 2016 and makes suggestions for those areas post 2016.



Local Plan extracted from the South Hams Local Development Framework



- 1 Webbers Yard from the A385
- 2 Webbers Yard from Mill Road

2.0 Background and Context

2.2 Site location

The proposed development sites extend to a gross area of approximately 4.378 hectares (10.8 acres), located on the northern side of the village of Cott within Dartington. The site itself straddles the A385 with direct access to the village.

2.3 The site context

The site comprises of three distinct parcels of land; Webbers Yard existing business estate, Higher Tweed Mill a redundant industrial site and the eastern half of Sawmills Field.

The Webbers Yard and Higher Tweed Mill sites have a gentle fall to the north east.

Webbers Yard has a mix of small industrial buildings and small business units, of varying ages and conditions on a site of 1.49 hectares. All units at the time of preparing this report were occupied.

Higher Tweed Mill has a number of larger redundant buildings that are in very poor condition and beyond their functional life.

Both sites are poorly laid out with several under utilised areas of land that are capable of intensification.

The sites are bounded to the south by Forder Lane and an existing hedgerow. The sites are divided by Mill Road that has new Devon banks and hedgerows. The other boundaries are relatively open.

The other site on part of Sawmills Field generally faces due south and east with the ground on the eastern half sloping towards the east. The land is currently used for growing

arable crops. The adjacent land to the east is currently used as sports pitches and recreation field and to the west is an arable field. The site is bounded by existing hedgerows of varying quality to the east and south, with a newly planted coppice to the top part of the site (north).

The surrounding area has a distinctive pattern of scattered development and hamlets. To the south there is the village of Cott, which contains a mix of residential properties.

The new primary school sits to the north of the site, with direct access feasible. Further north the land is farmland interspersed with small coppices and built developments such as Broom Park, Huxhams Cross and the hamlet of Week.

To the west are scattered clusters of residential properties in the countryside.

To the east is a mix of existing development including Lescaze House, the garage, post office, former primary school, the Shops at Dartington plus the various developments across the Dartington Hall Estate.



- 3 Higher Tweed Mill from Mill Road
- 4 Sawmills Field from the A385



- 5 Sawmills Field from the playing fields
- 6 Sawmills Field from the Lescaze House entrance



Above: Plan showing the site in its wider context

1 Eastern Half of Sawmills Field

2 Sawmills Field

3 Webbers Yard

4 Higher Tweed Mill

3.0 Factors Shaping Development

A thorough analysis of the site and surrounding settlements plus extensive consultation with the local community and key stakeholders has drawn out the key factors that have subsequently shaped the development proposals. These key factors are outlined in this section.

3.1 Social facilities

The site has no major constraints in terms of access to essential social facilities.

The site benefits from being in close proximity to a good mix of local facilities such as Dartington Primary School, a garage, village post office & shop, childrens play equipment, the football and recreation ground facilities and community at Meadowbrook and the village hall.

The site is also located within easy walking reach of the Shops at Dartington (Cider Press) which has a wide range of shops.

- 1 Eastern Half of Sawmills Field
- 2 Sawmills Field
- 3 Webbers Yard
- 4 Higher Tweed Mill



3.2 Views and Frontages

Higher Tweed Mill site is the most contained with few views out of the site, it does however have frontage on to the A385.

Webbers Yard site also has good commercial frontage on the A385 and views out over the garden adjacent to Lescaze House and the playing fields.

The Sawmills Field site with its south and east facing slopes provides views out over the Dartington Hall Trust Estate and the village of Cott. Sawmills Field also has frontage onto the A385.

- 1 Eastern Half of Sawmills Field
- 2 Sawmills Field
- 3 Webbers Yard
- 4 Higher Tweed Mill



→ Frontage onto A385

→ Views out of the sites

3.0 Factors Shaping Development

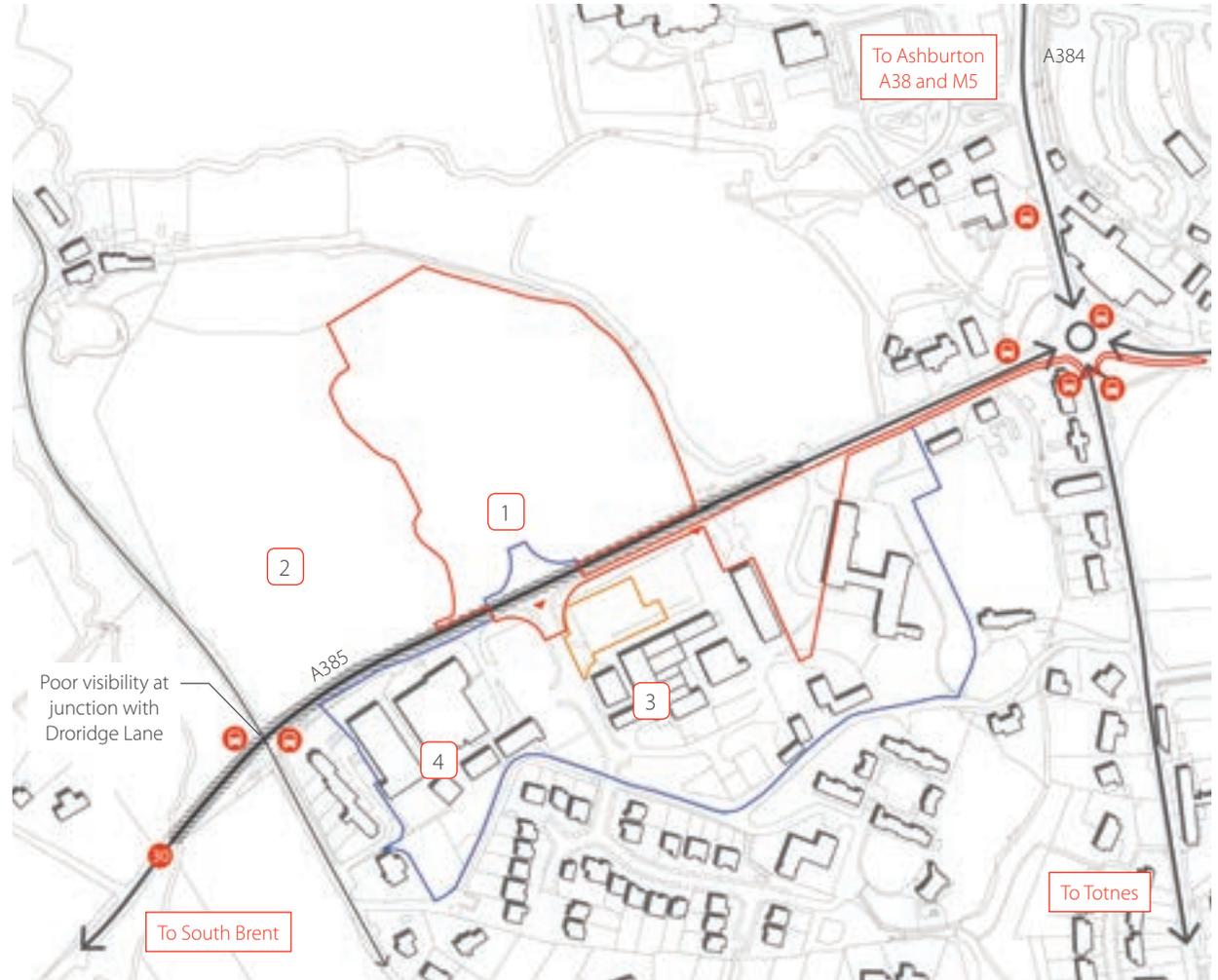
3.3 Primary Route Access

There are regular bus services on the A385 enabling workers and residents to access larger facilities and towns such as Totnes, Newton Abbot and Torbay without being reliant on private motor cars.

At Totnes there are connections to the national rail and coach network providing sustainable transport access to destinations further afield.

The sites are divided by the A385, a straight and busy national road, with higher than appropriate traffic speeds and uncontrolled parking, that will impose constraints on access. There are however opportunities to reduce traffic speeds and provide pedestrian crossings for the benefit of the community.

- 1 Eastern Half of Sawmills Field
- 2 Sawmills Field
- 3 Webbers Yard
- 4 Higher Tweed Mill



3.4 Pedestrian / Cycle Network

Webbers Yard and Higher Tweed Mill are well served by existing footpath linkages to the local community facilities and into the residential neighbourhoods. Several of these paths are also used informally by cyclists.

There are also national cycle network routes in close proximity, linking Dartington to Totnes and the wider area. This is subject to further ongoing improvement.

Webbers Yard and Sawmills Field sites provide the opportunity to provide improved pedestrian and cyclist linkages from the existing residential neighbourhoods across to the school, playing field, Meadowbrook and Shops at Dartington.

The development also offers the opportunity to provide a formal cycle path connection along the A385 link up with the national cycle route into Totnes.

Pedestrian permeability north - south across Webbers Yard is poor and would benefit from improved links.

- 1 Eastern Half of Sawmills Field
- 2 Sawmills Field
- 3 Webbers Yard
- 4 Higher Tweed Mill



3.0 Factors Shaping Development

3.5 Topography

The Webbers Yard and Higher Tweed Mill sites slope gently from west to east and down towards the A385 with no significant constraints on development.

The eastern half of Sawmills Field site slopes gently to the south and east but with steeper gradients to the north and north east boundaries of the site. Access to and the position of properties on the upper part of the site will need to have regard to the existing contours especially on the areas of steepest gradient.

There are opportunities for orientation of properties to a southerly direction to maximise the potential for passive solar gain and the future use of renewable solar technologies.

- 1 Eastern Half of Sawmills Field
- 2 Sawmills Field
- 3 Webbers Yard
- 4 Higher Tweed Mill



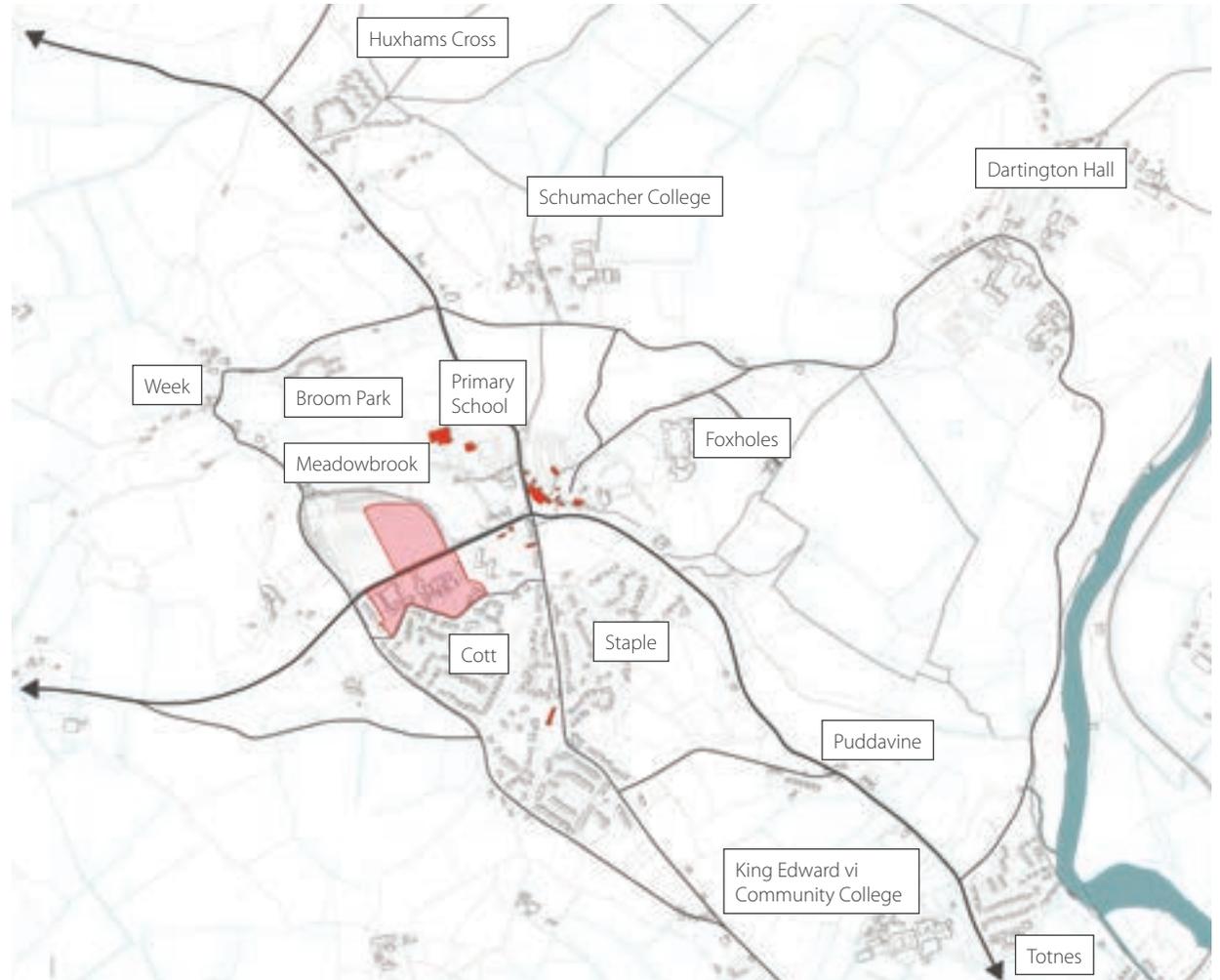
3.6 Landscape and Open Space

The Dartington area lies within a wider landscape consisting of open farmland fields separated by a network of hedgerows, woodland & knowles interspersed with scattered clusters of development including hamlets, farms & isolated properties.

The site is predominantly neighboured with existing urban development framing the southern boundaries and scattered development to the west, Broom Park and Week to the north, Huxhams Cross to the north east, and Shops at Dartington to the east.

The sites have excellent links to existing bridle paths and footpaths which link into the existing countryside with access to The Dartington Estate and the wider South Hams countryside.

The DPD allocation requires an additional open space of 0.45 hectares (including 0.15ha of play) that reduces the land available for development.



3.0 Factors Shaping Development

3.7 Boundaries

The existing hedgerow boundaries are of varying quality but play an important part in the setting. The hedgerow to the eastern boundary of Sawmills Field is a potential 'bat' foraging route and so needs to be enhanced to promote suitable protection from new development.

Opportunities exist to retain most of the existing hedgerows, wherever possible, and to enhance them to ensure that green linkages are created, biodiversity is enhanced and development is assimilated into the surrounding green infrastructure.

Sufficient space will need to be given to hedgerows where they are to be retained and care taken to minimise the impact of any breaks.

- 1 Eastern Half of Sawmills Field
- 2 Sawmills Field
- 3 Webbers Yard
- 4 Higher Tweed Mill



1



1 View from playing fields

2 View from A385 looking north west towards Sawmills Field

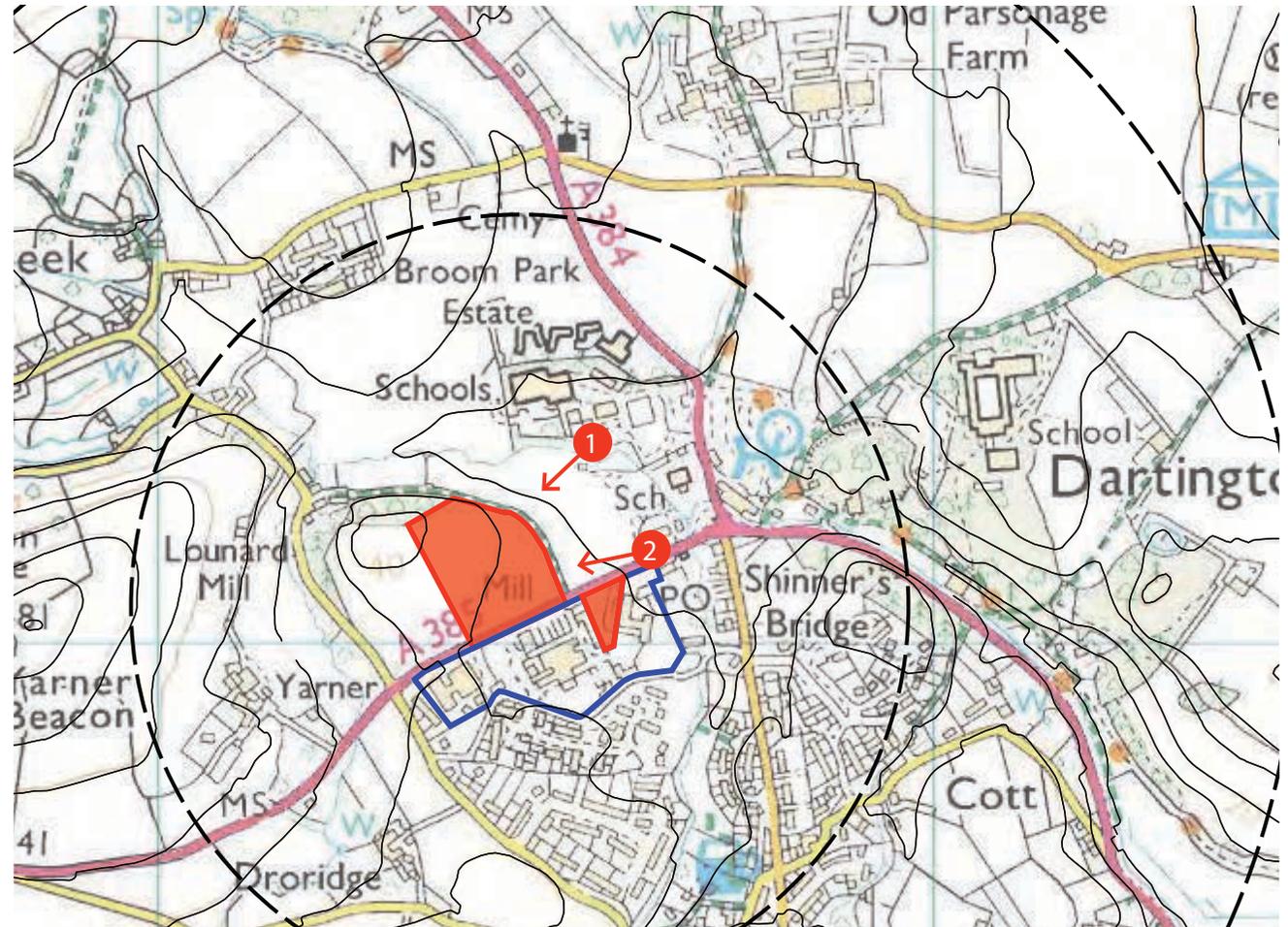
3.0 Factors Shaping Development

3.8 Landscape and Visual Assessment

The Landscape and Visual Assessment of the site has identified that it is relatively well screened from the historic and sensitive area of development at Shinner's Bridge and the Dartington Hall Estate. The key views of the site are afforded from the A385 and the adjacent development to the south but are restricted to close views with mature vegetation and built-form constraining longer distant views and those from the north and west towards the site area. The upper parts of the site form the most visually sensitive part of the site with the mature woodland and copse planting as a backdrop, and are clearly visible from the playing field to the east and the adjacent A385. The Landscape Description Unit (LDU 872) indicates that the site generally conforms to the overall character with a rolling pastoral landscape and wooded areas.

Recommendations for mitigation of landscape and visual impacts include:

- Retain existing trees;
- Retention of boundary hedgerows and hedgerow tree planting. Additional hedges and trees should be located to mitigate views and maintain the landscape character;
- Retain views to the upper part of the site and the woodland copse beyond;
- Orientate buildings to minimise visual impact and maintain views of the woodland;
- Set buildings back from the boundaries where feasible, mitigate the perception of scale of development;
- Carefully selected, locally prevalent materials should be used to maintain character.



Extract from LVIA



Above: Photographs from the co-design workshop events

4.0 Community Consultation

The development proposals have been developed in collaboration with the community over 18 months and this section outlines the process and main community feedback that has informed the masterplan and architectural designs. Refer to the separate Statement of Community Involvement for further information on consultation.

4.1 Collaborative masterplanning

South Hams District Council has created a 'collaborative masterplanning template' to engage communities, landowners, developers and professionals in planning new sustainable development in villages and towns in the South Hams. The template suggests five steps :

- **Diagnose:** Define the Forum (a steering group) and collect background information.

This stage involves instigating the project, setting up the Forum and gathering information to help understand the place and its development context.

- **Co-discover:** Visioning and setting of objectives

The purpose of this stage is to pull information together and set out the brief, policy and design objectives bearing in mind the identified constraints and opportunities.

- **Co-design:** Masterplanning together

The purpose of this stage is to prepare the masterplan options based on the agreed vision, brief and objectives so that it can be evaluated. The main design issues that form the masterplan are the layout of streets, buildings and plots.

- **Co-delivery:** Planning application
The purpose of this stage is to describe the process of implementing the masterplan through a planning application, or series of applications, which will lead to the successful delivery of the scheme.
- **Legacy:** After Planning
This stage sets out what happens after planning permission is granted; how the Forum and interested parties should consider the long term future and management of the development and its context.

4.2 The developers

Cavanna Homes (Devon) Ltd

Cavanna Homes (Devon) Ltd is a family business building new homes in Devon and across the Westcountry and has been selected to develop the residential elements of the development proposals.

4.3 The Forum

The Forum (a steering group) was set up in 2011 as one of the first key elements of the collaborative masterplanning process. The purpose of the Forum group was to guide Webbers Yard, Higher Tweed Mill and Sawmills Field through the collaborative masterplanning process.

The group consists of members of the Dartington community, Parish Council, District Council and Webbers Yard tenants, as well as the Dartington Hall Trust and the Cavanna Group. The Forum was responsible for the 'signing off' of the masterplan on the basis that it accorded with the majority preference of the community who attended the workshops.

4.4 Community workshops

Dartington Hall Trust and Cavanna Homes (Devon) Ltd have collaborated with the local community on plans for the proposed development, pioneering the collaborative masterplanning process outlined by the Council. Taking part in the collaborative planning process has helped the community influence the masterplan, facilities, appearance and character of the development.

Throughout, the developers have welcomed feedback. The collaborative masterplanning process has involved a series of workshops.

Workshops 1 - Diagnose: Gathering background information; took place on 29th October and 2nd November 2011. These first workshops were held in Dartington Village Hall to gather information from the community about housing, transport and access needs and to identify community facilities that the village currently lacks. Employment opportunities on Webbers Yard and the landscape character of the village were also discussed.

Workshops 2 - Co-discover: Setting of objectives and visioning; took place on 4th February and 8th February 2012 at Dartington Primary School. The purpose of these workshops was to develop the set of objectives and conceptual visions for the sites that responded positively to the issues, constraints and opportunities identified at the first community workshops.

What is Collaborative Masterplanning? and what are the Next Steps?

The Forum
A Forum group has been established that will guide the Webbers Yard & Sawmills Field Masterplanning process and any follow-on projects.
The group consists of representatives of the Dartington Community, Parish Council, District Councillor and Webbers Yard business tenants. Membership of the group may change, with the agreement of the Steering Group and will grow over time.

Diagnose
Co-Discover
Co-Design
Co-Deliver
Legacy

Introduction
South Hams District Council has created a collaborative masterplanning template to engage communities, landowners, developers and professionals in planning new sustainable development in villages and towns in the South Hams. The template suggests five steps:

Define the Forum and collect background information (Diagnose)
This stage involves investigating the project, setting up the Forum and gathering information to help understand the place and its development context.

Visioning and setting of objectives (Co-Discover)
The purpose of this stage is to prepare the masterplan based on the agreed vision, brief and objectives so that it can be evaluated. The main design issues that form the masterplan are the movement network, the layout of houses and lanes and plot design.

Masterplanning together (Co-Design)
The purpose of this stage is to prepare the masterplan based on the agreed vision, brief and objectives so that it can be evaluated. The main design issues that form the masterplan are the movement network, the layout of houses and lanes and plot design.

Planning application (Co-Deliver)
The purpose of this section is to describe the process of implementing the masterplan through a planning application, or series of applications, which will lead to the successful delivery of the scheme.

After Planning (Legacy)
This section sets out what happens after planning permission is granted, how the Forum and interested parties should consider the long term future and management of the development and its context.

Next Steps
2nd Nov - 14th Nov 2011 Further community feedback via website www.dartington.org/community
December 2011 Co-Design workshop 1
January / February 2012 Co-Design workshop 2
March 2012 Co-Delivery workshop
April / May 2012 Planning Application

Webbers Yard and Sawmills Field, Dartington

Understanding the Place Landscape, Ecology and Topography

Topography
The site falls within the complex and steeply undulating landscape of the River Dart valley.
The Webbers Yard and Higher Towed Hill site runs generally towards the edge of Cliff. Sawmills Field site is located on the southerly and easterly slopes of a small block of land characterised by very steep wooded slopes to the north and west.
Hood Ball and Farmer Beacon are distinctive steep hillsides with hilings clumps of woodland/haemlock and around a hedges and copse are rich and diverse in wildlife.
Landscape
The setting for the site is that of a classic South Devon Landscape. The site itself has been historically agricultural and around a hedges and copse are rich and diverse in wildlife.
The sites form part of the wider landscape which can be described as:
• Patchwork of fields, small woodlands and hedgerows & some estate planning including hill top clumps
• Scattered village settlements and dispersed farm complexes.
Ecology
• There are no statutory sites within one mile of the site
• There county wildlife sites within 1 mile radius of the site with three sites of wildlife interest

Webbers Yard and Sawmills Field, Dartington

Understanding the Place Character - Streets, Lanes and Public Space

Green / rural lanes

- Flanked by hedgerows & trees
- No pavements
- No road markings
- Restricted by narrow hedgerows
- Wide green verges flanking some lanes

Shared surface village streets

- Often flanked by front gardens, some with no hedges
- No pavements
- Few road markings
- Limited street lighting

Narrow no-through lanes

- Flanked by cottages, garden walls or hedges
- No road markings
- Limited or no lighting

Urban / sub-urban streets

- Mainly 20th century development
- Wide roads
- Pavements, street both sides
- High to low kerbs between property boundaries
- Standard street lighting
- On-street parking

Webbers Yard and Sawmills Field, Dartington

Purpose of Visioning Workshop and what are the next steps?

Diagnose
Co-Discover
Co-Design
Co-Deliver
Legacy

Introduction
South Hams District Council has created a collaborative masterplanning template to engage communities, landowners, developers and professionals in planning new sustainable development in villages and towns in the South Hams. The template suggests five steps:

Define the Forum and collect background information (Diagnose) 29th October and 2nd November
This stage involves investigating the project, setting up the Forum and gathering information to help understand the place and its development context.

We are here...
Visioning and setting of objectives (Co-Discover)
The purpose of this stage is to prepare the masterplan based on the agreed vision, brief and objectives so that it can be evaluated. The main design issues that form the masterplan are the layout of streets, houses and lanes.

Masterplanning together (Co-Design)
The purpose of this stage is to prepare the masterplan based on the agreed vision, brief and objectives so that it can be evaluated. The main design issues that form the masterplan are the layout of streets, houses and lanes.

Planning application (Co-Deliver)
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After Planning (Legacy)
This section sets out what happens after planning permission is granted, how the Forum and interested parties should consider the long term future and management of the development and its context.

Visioning Workshop Process
Collaborate in groups to develop a viable vision for the development

- Evaluate and agree the key constraints and opportunities derived from the community feedback gathered at the first workshops last autumn.
- Prioritise and agree the most important objectives for the development
- Agree a vision for the sites
- Articulate the vision and objectives in a Vision Plan

Next Steps
March 2012 Workshop 3 Masterplanning (Co-Design)
Spring 2012 Workshop 4 Planning Application (Co-Design)
Late spring / early summer 2012 Planning Application

Dates and times of the next workshops will be confirmed via the website: www.dartington.org

Village & Community Facilities Key Constraints & Opportunities*

Key Constraints:

- Limited area of allocated site to deliver land/hungry community facilities as well as employment and housing
- Village is not short of existing hells and plots for community activities (need to avoid undermining viability of existing facilities with new projects)
- Village lacks a 'centre'
- Initial investigations with the PC indicates that the village cannot support a medical practice
- Former playing field sports changing pavilion was prone to arson and damage

Key Opportunities:

- Community Business Hub within the Lincage office
- Refurbish the Village Hall roof, wall cladding and windows
- Primary school has plenty of capacity for children from the new housing
- Additional everyday food retail provision
- Community run shop
- Skateboard and BMX play area for teenagers (skateboarding is a noisy recreation and so will require careful positioning)
- Children's play park
- Restore tennis courts and a basketball court
- Secure changing facilities for the sports field
- Access and permeable footpath to Farmer Beacon
- Additional allotments and/or community orchard
- Hill-top amenity area
- Medical or dental practice (but note the comment above re-reference the viability of a new medical facility)

Webbers Yard and Sawmills Field, Dartington

Employment Key Constraints & Opportunities*

Key Constraints:

- Employment development on its own is unlikely (even before the recession)
- Creating new employment spaces & opportunities will require cross financial viability from the housing development
- Low rental cost based workshops are not viable without public subsidy
- Community Work Hub and flexible workspace will require revenue support
- Many industry entry or steady business operators will need careful planning so that they will be viable neighbours to the housing (minimising noise)
- Several buildings are not fit for occupation or viable to refurbish (particularly on Higher Towed Hill site)
- Relocating the existing tenants to new premises on Sawmills Field or elsewhere will not be viable

Opportunities:

- Potential of 150 members of the Community Work Hub within the Lincage office with business support and high speed broadband connections (subject to revenue support needed)
- New employment opportunities with up to 120 additional full time employment jobs with the potential to reduce new commuting for work
- Range of business space possible
 - Office / workspace
 - Home / maker space
 - Start-up / flexible workspace
 - Light industrial / craft / workshop / craft / food / food business
 - Small / medium size units
- Home offices/studios (some possible uses and limits on number of employees)
- Business units onto the main road (A385) with great profile
- Demolition and re-development of the existing (disputed) building particularly on Higher Towed Hill site
- Potential to generate long term revenue for Dartington Trust
- Call and improved public realm on Webbers Yard

Webbers Yard and Sawmills Field, Dartington

Top: A selection of panels from the Diagnose workshops
Bottom: A selection of panels from the Co - discover workshops

4.0 Community Consultation

Workshops 3 - Co-design: Masterplanning together; took place on Saturday 28th April and Tuesday 1st May 2012. The purpose of these workshops was for the community to work with the developers and designers to assess and evaluate the quality of masterplan options for all sites. This included the proposed employment area and the layout of the streets, houses, gardens and public open spaces within the proposed areas.

Workshops 4 - Co-delivery: Planning design review; 8th August and 5th September 2012. The purpose of these workshops was for the community to review and comment on the emerging architectural designs to influence the detailed development of the design proposals.

A further two workshops were held on 21st and 27th February 2013 for the community to review and comment on the planning stage architectural proposals so that further design refinements could be incorporated where possible.

Workshop 5 - Legacy: After Planning; Following determination of the application, interested parties from the community will be asked to consider the long term future and management of the development and community facilities provided.

Each of the above workshops were a public event run over two or three sessions at a venue in the village, to ensure that all interested local people had an opportunity to feed into the consultation. The workshops were advertised on a site signboard, notified on a special project website and via letterbox leaflet drops in the village and surrounding area.

The workshops were reasonably well attended, with up to 30 people in any one session. Questionnaire responses have been received and the facility for further comments existed and still exists on the website specifically created for this regeneration project.

4.5 Summary of Diagnose and Co-discover workshops

The collaborative masterplanning process has been an important aspect of developing the proposals for Webbers Yard, Higher Tweed Mill and Sawmills Field. The Dartington Hall Trust and Cavanna Homes (Devon) Ltd were committed to engaging with the residents of Dartington and nearby settlements so that their views could help to shape, inform and influence the design and layout of the development proposals.

The majority of the responses accepted that there had been an allocation for new housing and employment development in Dartington. Key issues that were raised included the potential increased traffic congestion and impact on the A385 and rat running through the village. Meeting notes of the workshops are available, on the project website.

The workshops identified several key opportunities to improve community facilities within the village. Several of these key opportunities are outlined below and have influenced the masterplan options.

- Village 'green' to provide a focal point and to be accessible to the whole community
- Improved parking for the village centre including the post office
- Traffic calming on the A385 including roundabout at Mill

- Road junction
- New cyclepath along full length of the A385 adjacent to the site
- Improvements to the footpath and cyclepath network and better linkages with the village
- Creation of new and varied employment space
- New jobs a priority
- Work from home facilities
- Regeneration of Webbers Yard estate and creation of sites for new buildings
- Demolition of Higher Tweed Mill (an eyesore) and cleaning up of the site
- Creation of much needed affordable homes (rented / shared ownership / starter homes)
- Housing built around a green space (such as Huxhams Cross / Hunters Moon)
- Residential or landscape buffer adjacent to immediate neighbours such as Greenhayes
- Regenerate former avenue of trees along the A385
- Sympathetic development on the upper slopes of Sawmills Field
- Hedgerows and attractive landscaping within the development

4.0 Community Consultation

4.6 Summary of Co-design workshops

Several options were developed for the sites that sought to meet the requirements of the DPD allocation for a mixed development whilst recognising the feedback gained from the first two community workshops.

The Diagnose and Co-discover workshops identified several key constraints and opportunities (outlined previously) that were to influence the development of masterplan options for the site.

The masterplanning soon confirmed that the requirements of the DPD allocation could not be met in full, there is simply insufficient land allocated to meet all its requirements. This issue was discussed with the Forum, the community and council officers.

Options A, B and C, illustrated opposite and overleaf, were developed to demonstrate three different options for the mix of employment development, new housing, open space and other community facilities whilst taking into consideration viability and the land identified within the allocation boundaries.

Option A

The main focus of Option A was the retention and regeneration of employment land on Webbers Yard and Higher Tweed Mill sites and delivery of the pre 2016 requirement for 65 new homes.

Option A comprised:

1. Webbers Yard
Under-utilised parts of the estate rationalised to generate sites for additional employment development on site
2. Higher Tweed Mill
Site cleared and decontaminated ready for future employment opportunities
3. Eastern half of Sawmills Field
Developed for 65 dwellings, range of types including affordable units (shared ownership and rented)
4. Infrastructure
Improved footpath, cyclepath and highway access including new traffic calming features such as 'gateways', new crossings and roundabout access at the entrance

Option B

The key focus of Option B was the pre 2016 housing and a percentage of post 2016 housing allocation, delivery of 0.45 hectares of open space and play provision, and regeneration of Webbers Yard including development of some new employment buildings.

Option B comprised:

1. Webbers Yard
Under-utilised parts of the estate rationalised to generate sites for additional employment development on site. Potential small unit development at the rear of the site
2. Higher Tweed Mill
Site cleared and decontaminated ready for 30 dwellings including a range of types and affordable units (shared ownership and rented)
3. Eastern half of Sawmills Field
Developed for 50 dwellings, including a range of types and affordable units (shared ownership and rented)
4. Community facilities and infrastructure
New housing grouped around a 0.4 hectare open green space on Sawmills Field. Improved footpath, cyclepath and highway access including new traffic calming features such as 'gateways', new crossings and roundabout access at main entrance.

Option C

Its primary focus was maximising the potential for regenerating Webbers Yard estate and significant development of new employment buildings to help to create new jobs. This was achieved through the delivery of the full pre 2016 and post 2016 housing allocations and the location of the open space allocation off site adjacent to Lescaze House.



1 Option A
2 Option B

3 Option C

4.0 Community Consultation

Option C comprised:

1. Webbers Yard
Under-utilised parts of the estate rationalised to generate sites for additional employment development on site. Substantial new employment space developed at the front of the site to create a much more attractive frontage.
2. Higher Tweed Mill
Site cleared and decontaminated ready for 30 dwellings including a range of types and affordable units (shared ownership and rented). Work from home units and small offices / studios adjacent to Mill Road.
3. Eastern half of Sawmills Field
Developed for 65 dwellings, including a range of types and affordable units (shared ownership and rented)
4. Community facilities & infrastructure
Central community green space adjacent to Lescaze House and Webbers Yard. Short term community parking area close to village centre and the post office. Improved footpath, cyclepath and highway access including new traffic calming features such as 'gateways', new crossings and roundabout access at the main entrance.

Options A, B and C were reviewed and discussed with the community at the Co-design workshops. Each option was debated in terms of its advantages and disadvantages.

There were six separate workshop group sessions on the masterplan options. The majority of participants preferred Option C because the full pre 2016 and post 2016 allocation of housing is delivered with this option. In addition most

participants wanted Higher Tweed Mill to be developed and not to be left either as derelict buildings or as an open vacant site. Out of the six workshop groups, one group preferred Option A.

Option C was subsequently signed off by the Forum as the community's majority preference.

4.0 Community Consultation

4.7 Summary of Co-delivery workshops

Feedback from the earlier workshops in the autumn of 2012 on the emerging architectural designs and further feedback from the second set of workshops in February 2013 on the detailed architectural designs has influenced the final design proposals as outlined below:

- Retain existing tree plantation
Sensitive development on upper slopes (no three storey)
 - Natural edge, hedgerows & attractive landscaping within the development
 - Demolition of Higher Tweed Mill
 - Traffic calming gateway feature
 - Landscape buffer to adjacent neighbours
 - Enhancements to existing play equipment and sports facilities at Meadow Brook
 - Traffic Calming along the A385 including a roundabout and crossings
 - New cycle path along the section of the A385
 - Temporary parking for post office on Lescaze
 - Regeneration of Webbers Yard:
New jobs a priority including work from home and varied employment space
- Improvement of foot and cycle path network linkages with the village

Further feedback can be found on the workshop notes on the www.sawmills-webbers-dartington.co.uk website.

- 1 Retain existing tree plantation
- 2 Sensitive development on upper slopes (no three storey)
- 3 Natural edge, hedgerows & attractive landscaping within the development
- 4 Demolition of Higher Tweed Mill
- 5 Traffic calming gateway feature
- 6 Landscape buffer to adjacent neighbours
- 7 Enhancements to existing play equipment and sports facilities at Meadow Brook
- 8 New cycle path along the section of the A385
- 9 Temporary parking for post office on Lescaze
- 10 Regeneration of Webbers Yard: New jobs a priority including work from home and varied employment space
- 11 Improvement of foot and cycle path network linkages with the village
- 12 Traffic calming along the A385 including a roundabout and crossings



4.0 Community Consultation

4.8 South Hams District Council consultation

The three master plan options were presented and discussed at the first pre-application meeting with South Hams District Council Officers. Officers subsequently discussed the options internally and with a small group of key members. The extensive consultation undertaken with the community and their preference for Option C was acknowledged but their preferred option was a combination of Options A and C:

- Retention of employment land on Higher Tweed Mill site as well as Webbers Yard (as Option A)
- The pre 2016 housing allocation of 65 units on Sawmills Field (as Option C)
- The open space off site adjacent to Lescaze House (as Option C)

The main difference in opinion between their views and that of the use of Higher Tweed Mill.

In view of the difference in opinion a further pre-application meeting was arranged with certain council members, council officers and the applicants team to discuss the issues, constraints, opportunities and subsequent development proposals.

This was followed up by a full presentation to the South Hams District Council Development Forum. Feedback from both the latest pre-application meeting and Development Forum has influenced the final development proposals submitted for planning permission.

Extracts from the SHDC Development Forum 13th Feb 2013 >

SHDC DEVELOPMENT FORUM

Webbers Yard, Higher Tweed Mill and Sawmills Field

13th February 2013

Planning Context Allocation Plan

"Proposal RA13 Webbers Yard and Eastern half of Sawmills Field Mixed use development is proposed to include:

- About 65 dwellings and 0.5 ha of additional employment land by 2016
- Beyond 2016, about 30 dwellings and about 0.5 ha of employment land
- Regeneration and retention of existing employment provision at Webbers Yard as part of the proposal
- About 0.15 hectare of play provision and 0.3 hectare of other public open space and
- Cycle and footpath access to the village centre, the National Cycle Network and towards Totnes

Development of the sites should be planned together in a comprehensive manner and should accord with a Development Brief previously approved by the Council."



Co-Design

Masterplanning together (Co-Design)

The purpose of this stage was to prepare the masterplan based on the agreed vision, brief and objectives so that it can be evaluated. The main design issues that formed the masterplan were the layout of streets, buildings and plots.

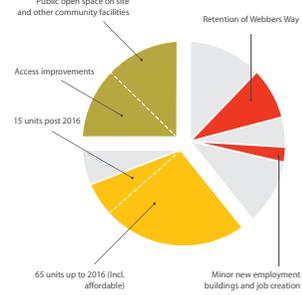
3 Workshops

- 28th Apr 2012 AM
- 28th Apr 2012 PM
- 01st May 2012 PM




Co-Design

Option B



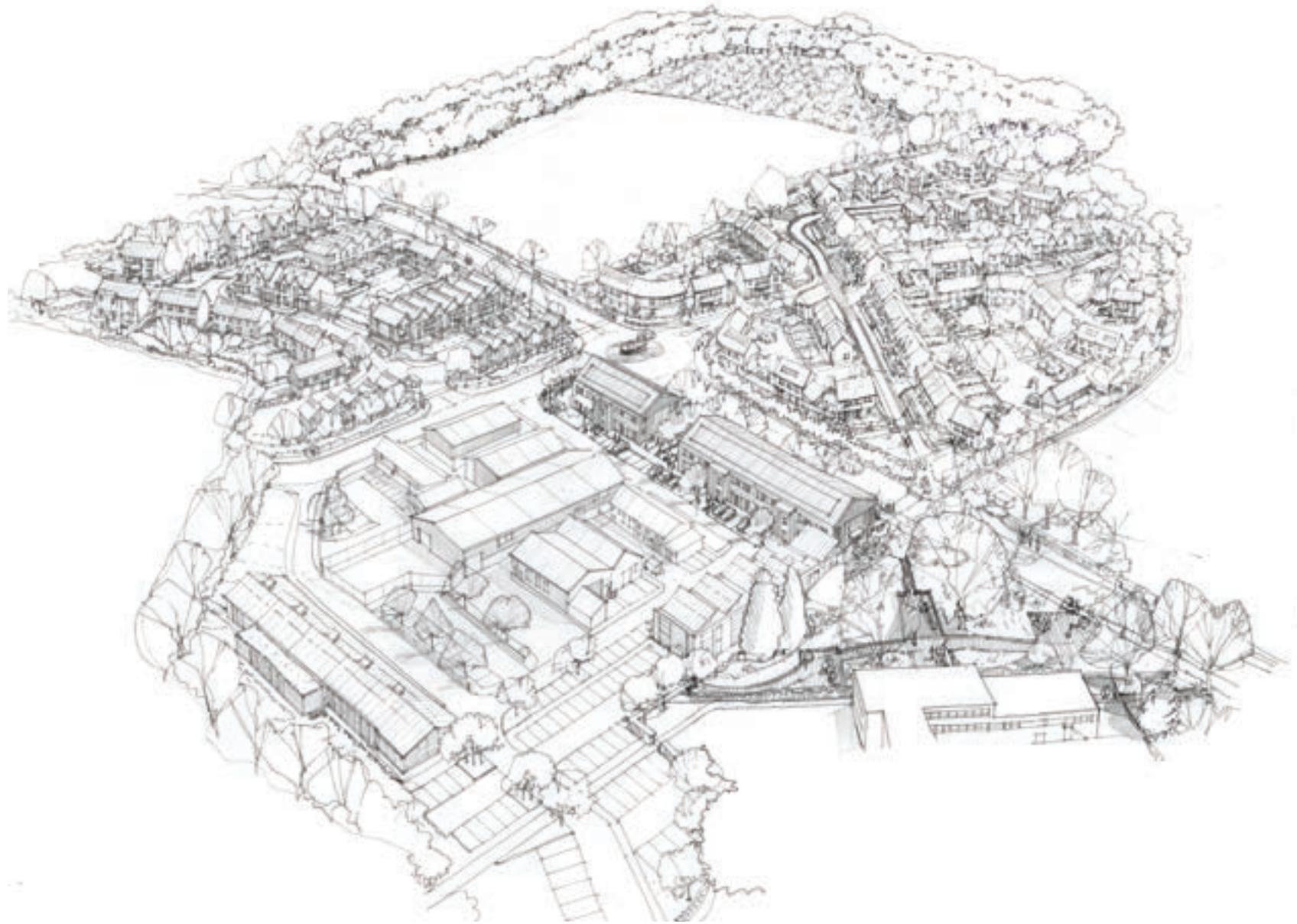
Above: Vision capturing the feeling of the place

5.0 Vision

The vision for Webbers Yard, Higher Tweed Mill and Sawmills Field is to create a sustainable and beautiful mixed-use place that meets the social, economic and environmental demands of contemporary living and work whilst also feeling like a 'natural' extension to the commercial centre of the village.

This vision aims to deliver a number of key assets for the village community:

- Deliver up to 4,260 sqm of new employment development
- Between 120-180 new jobs (before the multiplier effect) as the business estate is redeveloped
- 60 full-time construction jobs with another 120 in the supply chain
- Rented and shared equity affordable homes
- Total of up to 95 sustainable homes (as per allocation)
- Much improved footpath & cyclepath network
- Investment in Dartington Hall Trust's charitable activities in the local community



Above: Early concept sketch

6.0 Design Principles

Developing a successful and robust masterplan requires the development of key design principles that inform the masterplanning. This section outlines the key urban design and landscape principles that have helped to guide the masterplan.

6.1 Design Principles

Webbers Yard, Higher Tweed Mill and Sawmills Field represents an opportunity to create an exemplar scheme that will build on the strong community spirit of Dartington and deliver much needed new employment and high quality affordable housing. The scheme can also provide the local community with enhanced facilities.

The Key Design Principles are:

Flexible new employment buildings easily sub divisible into a range of sizes.

Regeneration of Webbers Yard employment estate with new high quality frontage to the A385.

High quality housing design including affordable dwellings.

Sustainable living and work environment.

Building and landscape design that creates a good sense of place that reflects local distinctiveness but that also addresses contemporary needs.

Be a good neighbour to existing residents

Legible and accessible street layout with excellent footpath and cycleway linkages.

High quality landscape with character, purpose and increased bio-diversity.



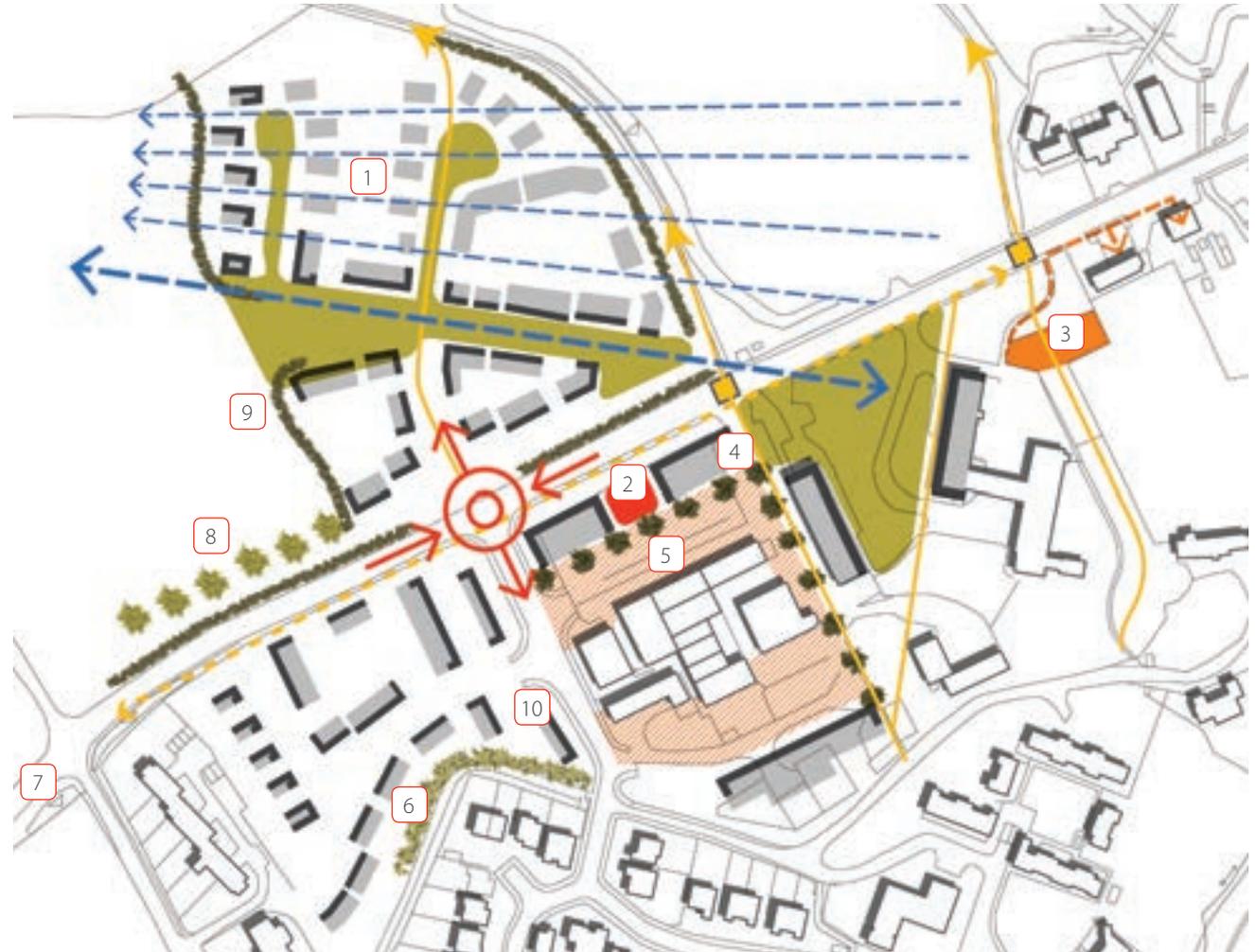
Above: Illustrative Masterplan

6.0 Design Principles

6.2 Development Brief Principles

The design proposals have been developed in accordance with the design principles set out in the Development Brief submitted to SHDC in October 2013.

- 1 Detached dwellings spaced apart on upper slopes to avoid continuous 'wall' of development and to allow visual links between houses to hilltop beyond.
- 2 New frontage to A385
- 3 Short term community parking
- 4 New frontage to community green space
- 5 Rationalise and regenerate parking & public realm across Webbers Yard
- 6 Infill gaps in existing hedgerow
- 7 'Gateway' to help slow vehicles upon entry to village
- 8 New avenue of trees
- 9 Natural shaped hedgerows leading into open space
- 10 Opportunities for work from home units



Above: Plan showing the key design principles

■ Active building frontages onto street and spaces

■ Potential pedestrian crossways provide traffic calming

⊕ New roundabout access provides effective traffic calming

➡ Visual link between village centre/ green space and hill top

■ Visitor parking for Webbers Yard business visitors

Potential improvements to community facilities

- 1 New 'Pocket Park'
- 2 Short term parking for post office
- 3 Village Hall: improvements to kitchen/toilet facilities
- 4 Improvements to childrens play equipped area
- 5 Cyclepath along A385 to crossing
- 6 Improvements to existing footpath



Above: Plan showing the sustainability plan

--- Existing pedestrian routes



— Proposed cycle route

--- Existing pedestrian routes

— Proposed pedestrian routes

6.0 Design Principles

6.3 Sustainability

Creating a sustainable development for the future is an important objective. There are several key principles for sustainable development and for reducing the carbon footprint that the design proposals should strive to achieve:

- Mix of workplace and living opportunities to minimise the need for commuting.
- Opportunities to work from home through careful housing design.
- Street layout that promotes more sustainable forms of movement such as walking, cycling and access to public transport.
- Access to main community facilities such as schools, post office, shops and social/recreational facilities.
- Effective site planning and architecture to maximise on the potential for sustainable development.
- Minimise ecological impact and enhance bio diversity
- Inclusive development providing amenity & employment opportunities for the existing community.
- 25% more energy efficient than current building regulations
- 50% more water efficiency than current building regulations
- Orientation of dwellings to make use of the maximum passive solar gain

- Orientation of roof planes to allow solar thermal and /or solar photo-voltaic technologies to be incorporated into the detail design as required or to be installed later by occupants.
- Consideration given to sustainable and controllable drainage for flood and surface water drainage attenuation within the site.
- Existing trees and hedgerows to be integrated and retained within the layout wherever possible.
- Emphasis to be placed on ensuring that existing landscape features and ecological and wildlife corridors will be maintained to provide green links to the surrounding landscaperovide green links to the surrounding landscape

6.4 Local distinctiveness

The development is to be designed to respond to the architectural and landscape features that are locally distinctive to Dartington, the village of Cott and other hamlets within the area. The locally distinctive features are outlined throughout this section.

Whilst the development should respond to local distinctiveness, it will also need to address contemporary requirements for sustainable living, increased bio-diversity and viability.



Above: Illustrative Landscape Masterplan

6.0 Design Principles

6.4 Illustrative Landscape Masterplan

The design principles have guided and informed the illustrative masterplan opposite. The descriptions below summarise the key elements of the development proposals.

- 1 First phase of flexible 2 storey office type business space
- 2 Later phases of flexible 2 storey office type employment development
- 3 Later phase of flexible light industrial workshop units in range of sizes
- 4 Existing business units in the centre retained in the short term. These will be refurbished or redeveloped in the medium to long term.
- 5 A one way system and loading bays provided.
- 6 Rationalisation and regeneration of the public realm, landscaping and parking arrangement across the estate phased to co-ordinate with subsequent phases of new buildings.
- 7 Rationalisation of parking within the Lescaze House site.
- 8 2 storey small office and studio units fronting Mill Road
- 9 63 new dwellings on eastern half of Sawmills Field including RSL rented homes & shared equity affordable homes
- 10 Demolition of existing derelict buildings on Higher Tweed Mill site and decontamination, redeveloped with 30 new dwellings including RSL rented & shared equity affordable homes
- 11 New roundabout entrance (also traffic calming feature)
- 12 Kerb build outs for safer pedestrian crossing (also traffic calming feature)
- 13 New combined cycle/ foot path (existing path widened) along A385 to the signalised crossing to the national cycle route into Totnes.
- 14 New community 'Pocket Park' with new footpath links
- 15 Informal toddler play area
- 16 Short term community parking for the post office
- 17 New higher hedgerow and bat corridor
- 18 New informal/ naturalistic hedgerow boundary
- 19 Visual link to the hill top
- 20 Existing tree plantation maintained
- 21 Green hedge boundary to rear of Greenhayes



Above: Plan showing the layout & movement framework

- Secure parking courts
- Combined cycle/ footpath
- Shared surface street/ lane
- Pedestrian routes
- Vehicular routes

7.0 The Proposals - Sawmills Field

The development proposals for Sawmills Field are described in this section and illustrated by diagrams, relevant photographs and artist's impressions. This section should be read in conjunction with the masterplan and architectural drawings submitted with this application. For ease of understanding the description of the development proposals is set out in this section to describe each of the following key elements of the design:

- *Access, layout and movement framework (street layout)*
- *Amount and use*
- *Scale and massing*
- *Streetscape*
- *Appearance and materials*
- *Landscape*

7.1 Access, layout & movement framework

The layout has been designed to create a high quality living environment with accessible streets and public spaces that are usable, attractive, safe and secure.

The detailed site layout has been developed around the existing landscape features and local character.

Access into the site has been designed to be a clear visible gateway into the development.

The detailed site layout creates a clear hierarchy that reinforces the importance of the landscape and context, aiding legibility and creating a navigable, coherent and recognisable layout.

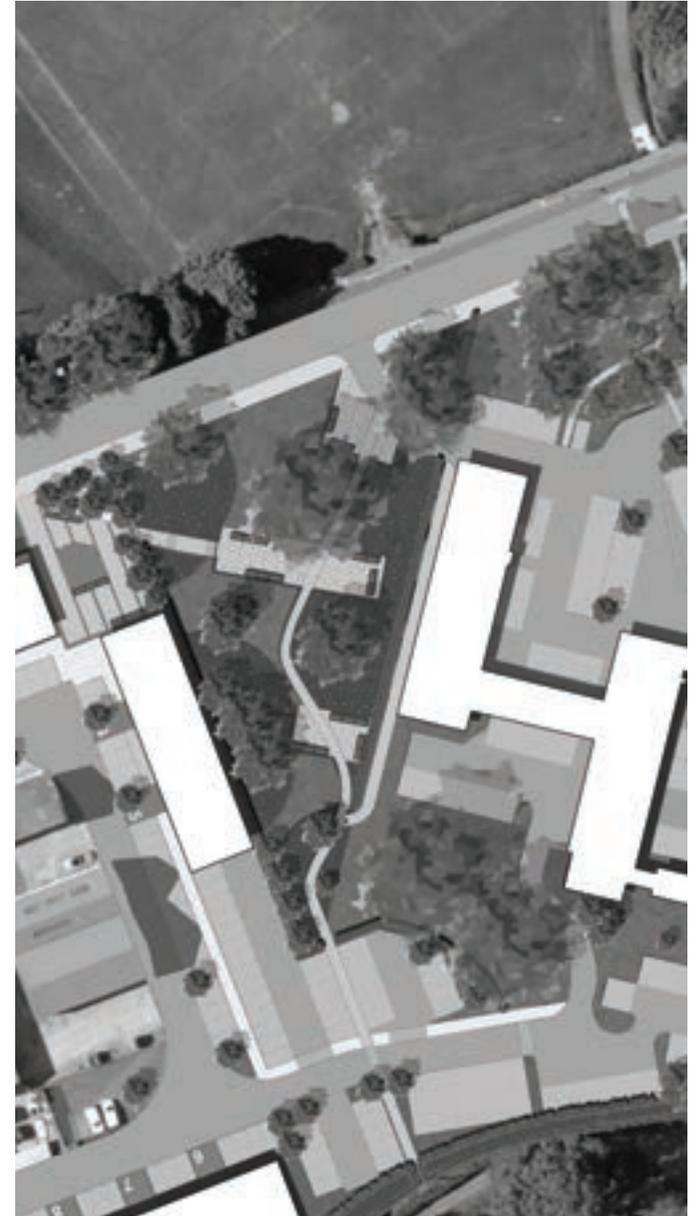
Streets and spaces are overlooked for safety and social interaction.

Plot sizes allow for flexibility and a variety of residential types to be accommodated with an assortment of parking strategies that reflect the character of the village streets and lanes locally. Local villages have very little urban style on-street parking (apart from the post war estates)

Generally on-plot parking is used as a standard to avoid urban style on-street parking. Secure parking courtyards are used to serve terraced properties where on-plot parking is not feasible or permitted for highway reasons. Parking courts avoid urban style townhouses with integral garages or extensive urban style street parking. There is a minimum of two spaces per dwelling across the development so as not to effect parking on the A385 and to discourage parking in nearby streets.

Vehicular and pedestrian routes are positioned to provide good legible access and connect open spaces with the development and the village. New open space to give the local residents and community a range of high quality usable spaces. These are to be overlooked and integrated into the layout to ensure they are safe and accessible for all.

The position of the access within streets and the design of the plots provide a clear distinction between private and public realm.



Above: Plan showing the amount and use for Sawmills Field

Right: Open space/ pocket park

- 2 bed apartment over garages
- 2 bed house
- 3 bed house
- 4 bed house



7.0 The Proposals - Sawmills Field

7.2 Amount and use

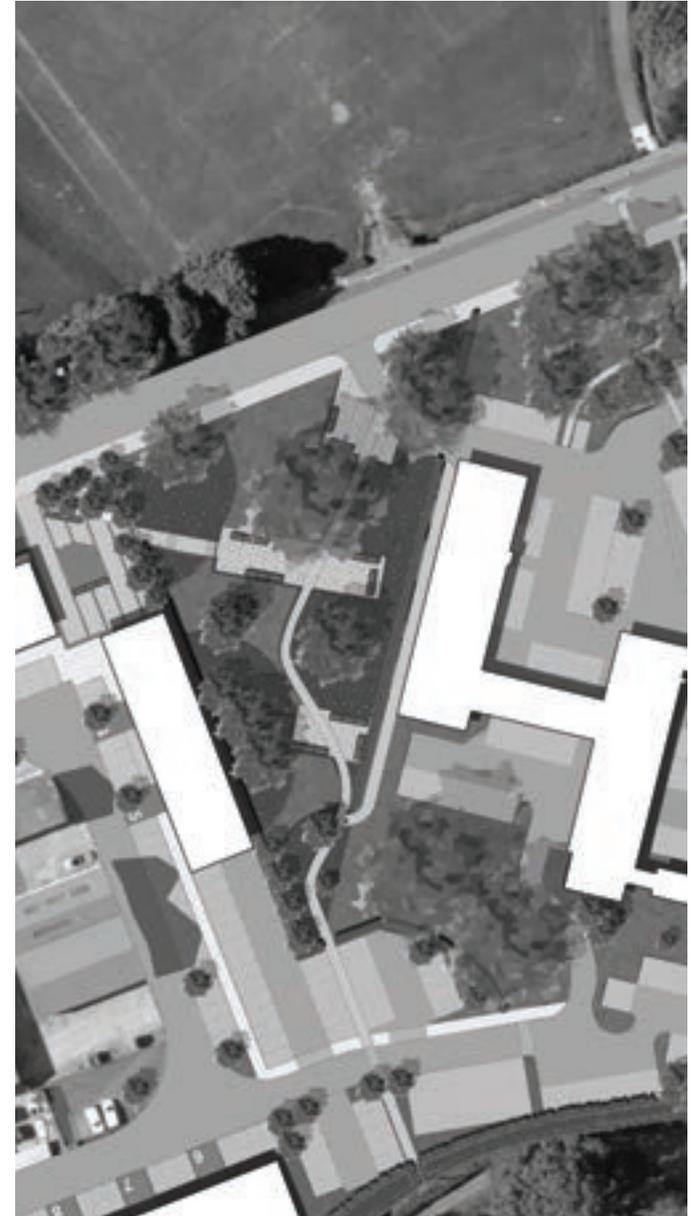
The development will comprise the following mix of uses and future development opportunities.

63 new dwellings are proposed for the allocated site on the eastern half of Sawmills Field. There will be a range of types of residential units including:

- 2 bedroom apartments over garages
- 2 bedroom mid terraced houses
- 3 bedroom mid terraced, end of terraced and semi-detached houses
- 4 bed detached houses

Community 'pocket park' adjacent to Lescaze House.

Toddler play area within the green link.



Above: Plans showing the scale and massing

■ 2 storey residential unit

■ Split level residential unit



7.0 The Proposals - Sawmills Field

7.3 Scale and massing

The scale and massing have been developed to create a sense of place with appropriate building height to enclose key routes such as the A385 and public spaces such as the new community 'pocket park' alongside Lescaze House.

The majority of dwellings are 2 storeys high in character with Dartington, Cott and the surrounding hamlets. There are very few 3 storey buildings locally and so the proposed development has been kept to 2 storeys.

Development on higher ground has been carefully sited and designed at an appropriate scale to minimise the visual impact from key public locations such as the village centre (area around the village post office).

The houses at these upper slopes have been designed as split level dwellings dug into the hillside so that the gable end on the upper side of the slope is only a single storey in scale. Thereby reducing its visual impact and helping to nestle the development into the hillside.



Above: Locally distinctive streets & lanes:
green & narrow without pavements

Above: Locally distinctive front gardens:
small to medium

Above: Locally distinctive boundaries

7.0 The Proposals - Sawmills Field

7.4 Streetscape

The character of Dartington and the surrounding hamlets is predominantly of rural villages formed by several distinctive streetscape features illustrated opposite and outlined below.

The development proposals have responded to the positive locally distinctive features in the design and layout of streets and paths, building plots, gardens, boundaries, and open space.

Green / rural lanes

- Flanked by hedgerows & trees
- No separate pavements
- No road markings
- Flanked by scattered buildings
- Wide green verges flanking some lanes
- No street lighting

Shared surface village streets

- Often flanked by front gardens, stone walls or hedges
- No separate pavements
- Few road markings
- Limited street lighting

Narrow no-through lanes

- Flanked by cottages, garden walls or hedges
- Narrow with no pavements
- No road markings
- Little or no lighting

Urban / sub-urban streets

- Mainly post war 20th century developments with wide roads and standard raised concrete kerbs & tarmac footpaths both sides.
 - Wall to wall tarmac between property boundaries
 - Standard estate lighting
 - On-street parking
- All of these features are typical of many post war development across the country and so are not locally distinctive. The design proposals for Sawmills Field have sought to avoid these types of standard streets wherever possible.

Front gardens

- Very few properties are located at the back of pavement unlike urban areas
- Several examples of narrow front garden courts with stone walls or hedges
- Majority of properties have front gardens
- Create a natural 'buffer' to the highway/ street
- Create attractive village setting

Buildings set back in their plot

- Many properties are detached set back in their plots
- Some are sited at right angles to the street or lane to benefit from a sunny aspect
- Most properties have gardens

Boundaries

- Variety of attractive boundary treatments including stone walls, hedges and hedgebanks
- Many post-war houses & bungalows have less attractive rendered block work boundaries that are not locally distinctive
- There are no metal railings in the village, these are more typical of urban areas and so have been avoided within the design proposals.

Locally distinctive features that also contribute to enhanced sustainability and increased bio-diversity have also been incorporated. Such as:

- Buildings set at right angles to the street to maximise the benefit of a southerly orientation
- Reduced tarmac & hard pavings and more permeable 'green' surfaces to reduce water run-off
- Hedges & hedgerow boundaries that provide habitat for wildlife



Above: Locally distinctive roof forms
gables, double gables, 'cat slides'

Above: Locally distinctive roof materials:
slate (and some thatch)

Above: Locally distinctive wall materials:
render natural or white (and some cob).

7.0 The Proposals - Sawmills Field

7.8 Appearance and materials

The character of the built environment within Dartington and the surrounding hamlets is a distinctive mix of traditional vernacular buildings and 20th Century modernist architecture.

The main architectural features and materials that contribute to the local character are illustrated opposite and outlined below. Many of these distinctive features have been incorporated into the development of the design proposals.

Simple terraces with dormers

- Limited number of terraces in the area and they tend to be simple straight forms
- Flush gable dormers at eaves level are a feature of several terraces sometimes as paired gables

Long pitched roofs & building forms

- Many of the older properties have long pitched roofs and forms including short terraces of 2-3 cottages under a consistent roof
- Some of these long roofs have bonnet hips

Modernist building forms

- Dartington Hall Estate, Cott, Huxhams Cross & Broom Park do have several modernist building forms from inter-war and post-war periods
- Modernist forms include flat roofs, shallow pitched and mono-pitched roofs

Porches

- Several older properties have simple small lean-to roofs or projecting flat porch roofs over entrance doors
- Long lean-to porch roofs are a distinctive feature of some houses
- Several slightly larger porches have been enclosed with glazing
- There are very few gable ended porches

Windows

- Significant variety of windows types
- Older properties mainly small hung casement windows often with horizontal bars
- Standard fan light type windows to most post-war houses that are not locally distinctive and so have been avoided
- Several 'modernist' horizontally shaped or ribben windows

Roof materials

- Most roofs are slate tiled
- There are a notable number of 'big' thatched roofs
- Many post-war roofs are in concrete tile that are not locally distinctive and so has been avoided
- Roof mounted photo-voltaics are an increasing feature

Wall materials

- Majority of properties are render
- A significant number of older properties are in random coursed local stonework
- There is very little brickwork, confined mainly to properties of 1950 -1960s period and so brickwork is not locally

distinctive and so has been avoided

- There is very little slate hanging unlike Totnes and so it is not locally distinctive
- There is a significant amount of timber boarding

The development proposals have responded to these locally distinctive materials and architectural features in the design of the new buildings and use of materials.

Those locally distinctive materials and features that also contribute to enhanced sustainability and increased bio - diversity have also been incorporated such as the following

- Timber cladding that is a renewable green material
- Long roofs orientated to a southerly direction that provide opportunities for renewable low carbon solar technologies
- Dry stone walling using reclaimed local stone that provides habitats for plants, insects and small mammals

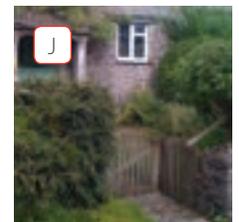
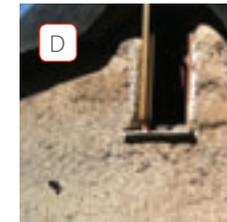
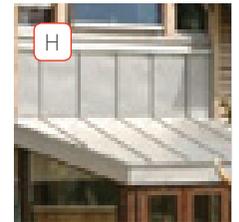
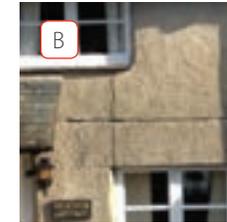
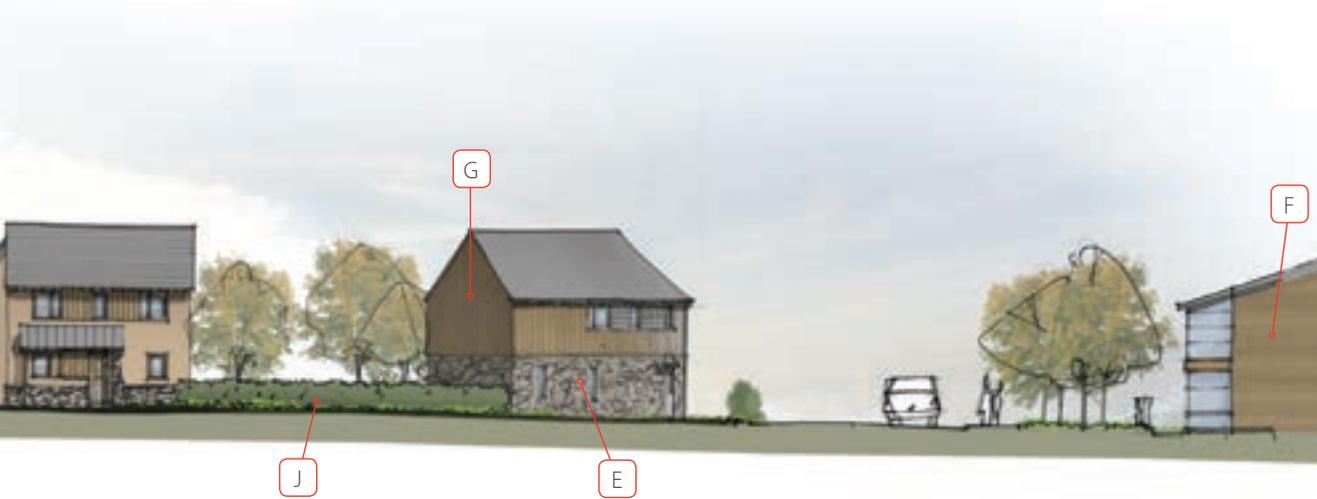
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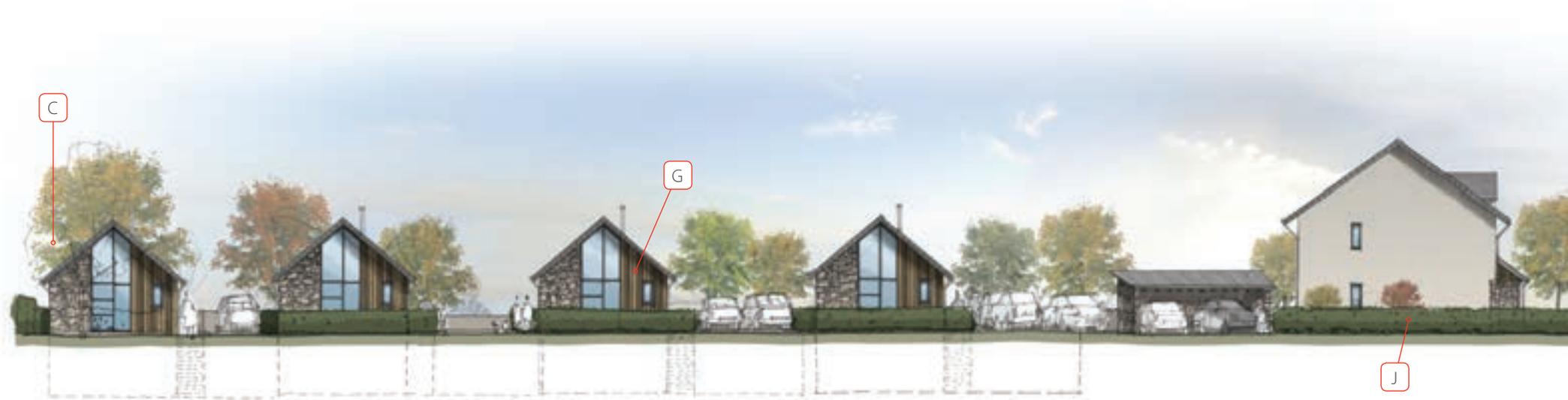
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- 1 Street elevation through the green link
 - 2 Street elevation across the site



3

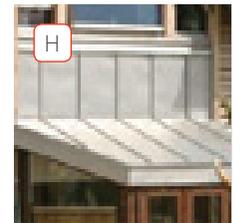
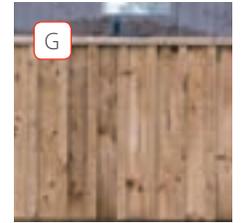
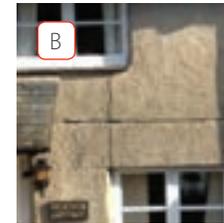
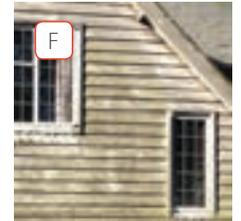


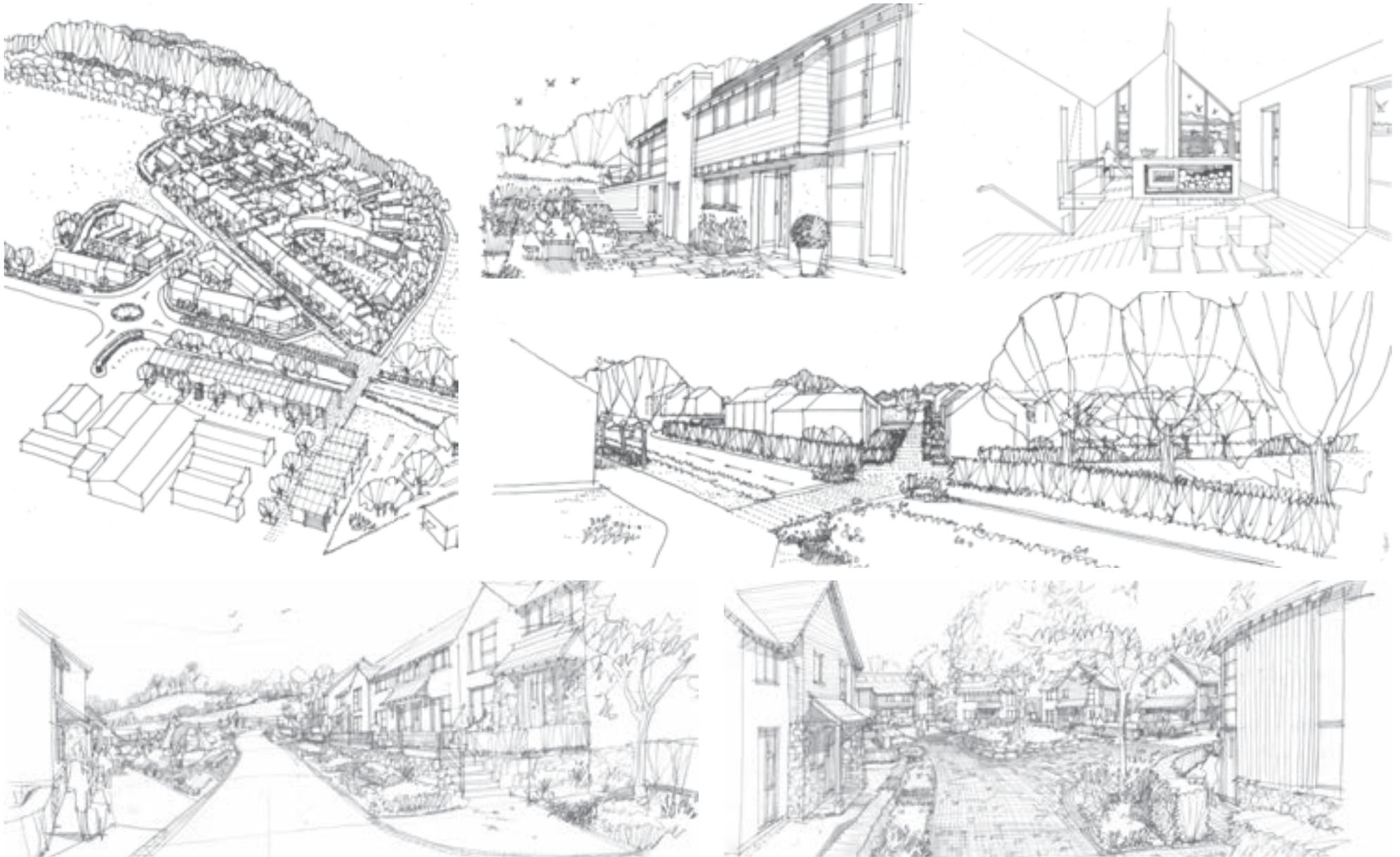
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3 Street elevation through along the A385

4 Street elevation through the Upper Woodland Close





Above: Concept sketches during the design development



Above: Artists impression of the development proposals for Sawmills Field



Above: Plan showing the open space and landscape

Community green space

7.0 The Proposals - Sawmills Field

7.9 Landscape Vision

One of the key concepts in developing landscape proposals revolved around creating a landscape character which incorporated locally distinctive features within Dartington and ensuring that the development would nestle into its rural landscape setting. This process identified four key areas which would influence our design and proposals.

Boundary Treatments

- Retain hedgerows and reinforce existing planting where necessary
- Ensuring that new boundaries integrate with the existing hedgerow pattern
- Enhancing bio-diversity and ecological value to native species

Street Hierarchy

- Development of 'Country Lane' concept giving a rural village character
- Pedestrian priority streets to minimise vehicular speed

Open Space

- Identifying key focal points within the overall masterplan which can be utilised for open green space for residents to use for information recreation & seating.
- Incorporate principles found locally with regards to new shrub planting and trees.
- Facilitate areas for play for young children.

Materials and Planting

- Simple palette of native shrubs, trees and bulb planting will be proposed for areas of green space.
- Verges and boundaries to be planting with wildflower seed mix.

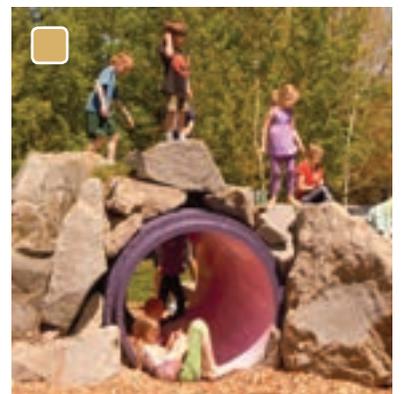
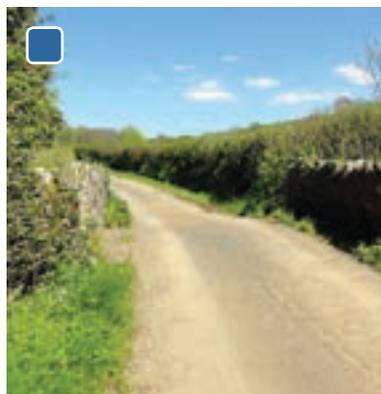
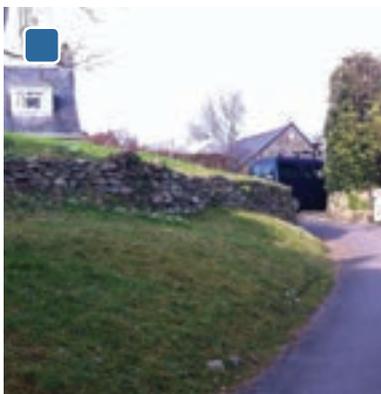
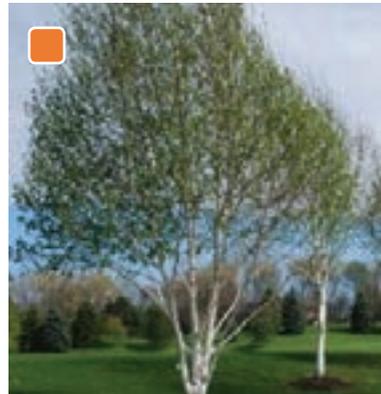
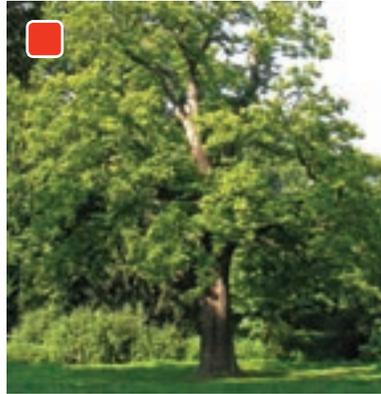
- Highways and footpaths will consist of permeable paving with grasscrete located within parking areas.

The proposals have sought to integrate as many of the existing landscape features into the layout as feasible.

The Sawmills Field site will be surrounded by a new hedgebank which will link with the existing boundary hedgerows to promote and increase biodiversity and green connections.

Native plant species should be used to enhance and reinforce existing hedgerows and planting in the development with semi-mature trees proposed along streets.

Boundary buffer planting to be implemented to reduce the impact of development on adjoining neighbours.



Native tree species

Wild flower planting

Local landscape precedents

Accent trees

Accent materials

Natural Play

7.0 The Proposals - Sawmills Field

7.10 Landscape

The landscape approach seeks to maintain and build upon the existing landscape character and setting.

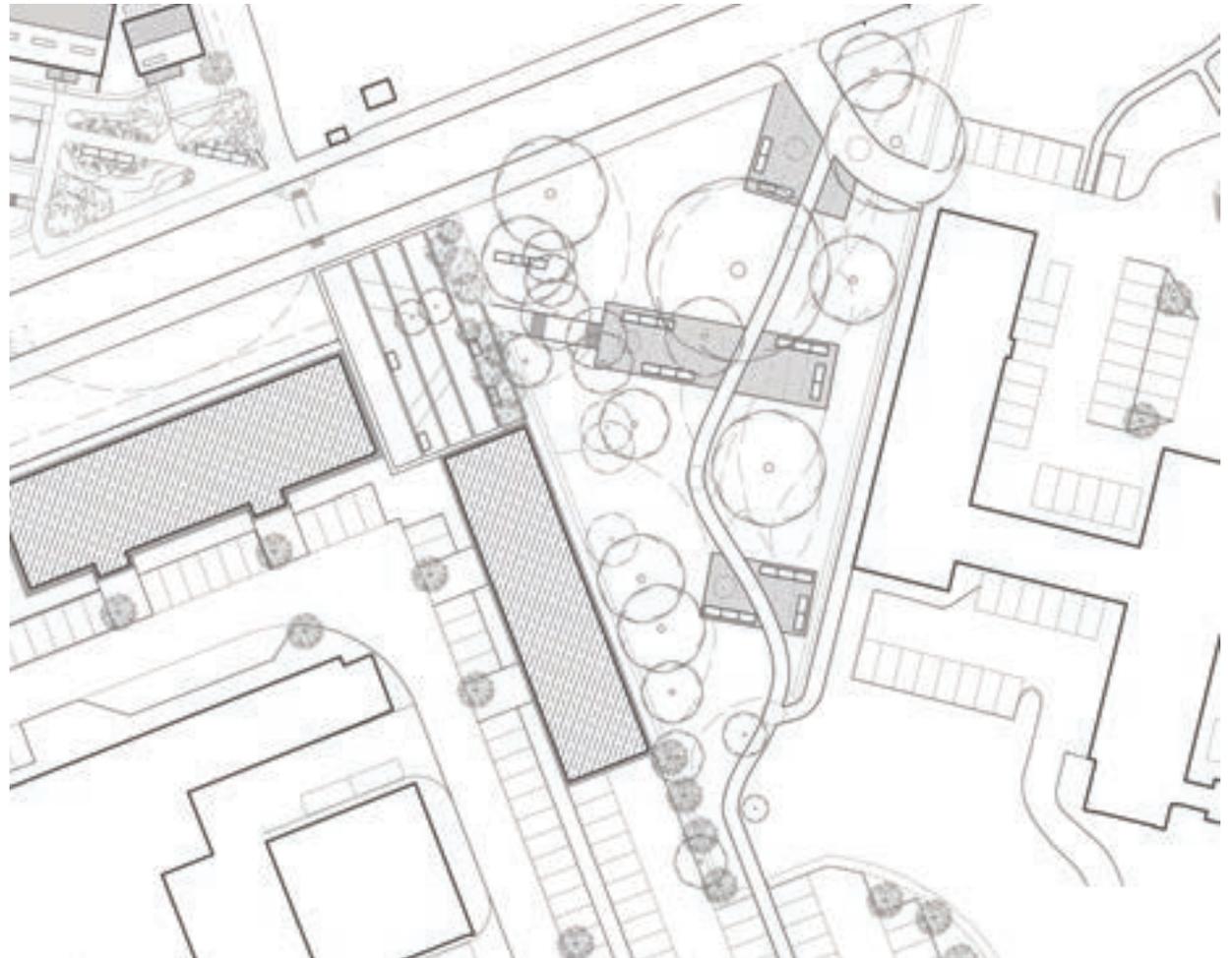
The grounds surrounding the building will be required and planted with a species rich wildflower meadow and new Birch tree planting. This will not only help to increase biodiversity but develop a partial visual screen of the development.

A signature tree is proposed close to the main pedestrian entranceway of the building to provide visual interest and mark the entrance point.

A small section of existing hedgebank will need to be removed to facilitate the proposed new access road into the site; however it will be replaced on a new alignment with native hedgerow planting. No existing trees will need to be removed under the proposals.

A small pedestrian space is proposed at the eastern entrance of the building which will offer both employees and visitors a pleasant place to sit at the building entrance point. This area will feature new paving together with a lawn area, tree and bulb planting. Seating will line the space to opportunities to sit and relax.

An appropriate number of parking spaces will be provided in front of the unit.



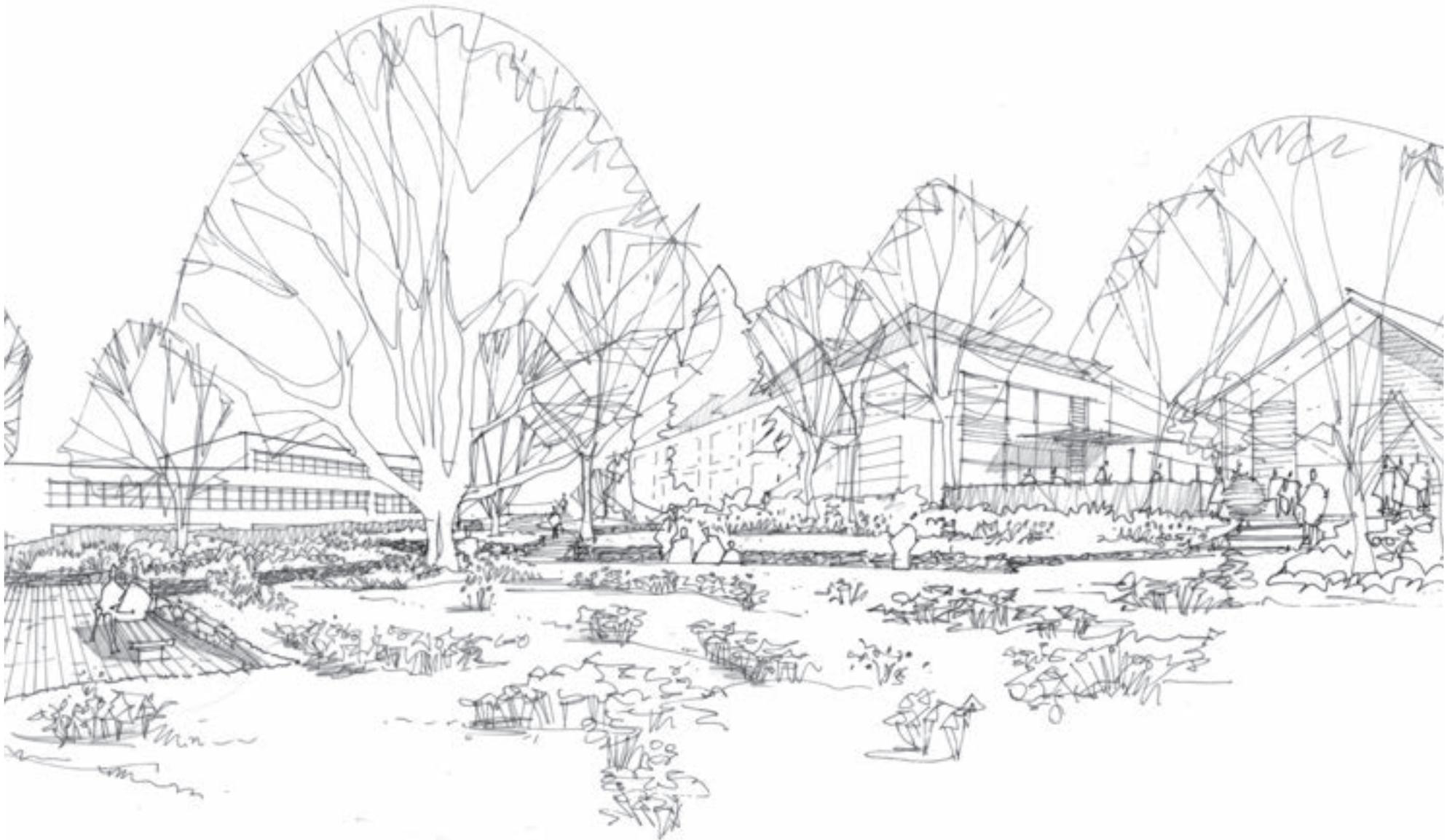
Public open space/ pocket park



Above: Artists Impression along the green lane looking towards the hilltop & Yarnier Beacon



Above: Artists Impression of the green close



Above: Artists Impression of the community 'Pocket Park'



architecture
urbanism
landscape