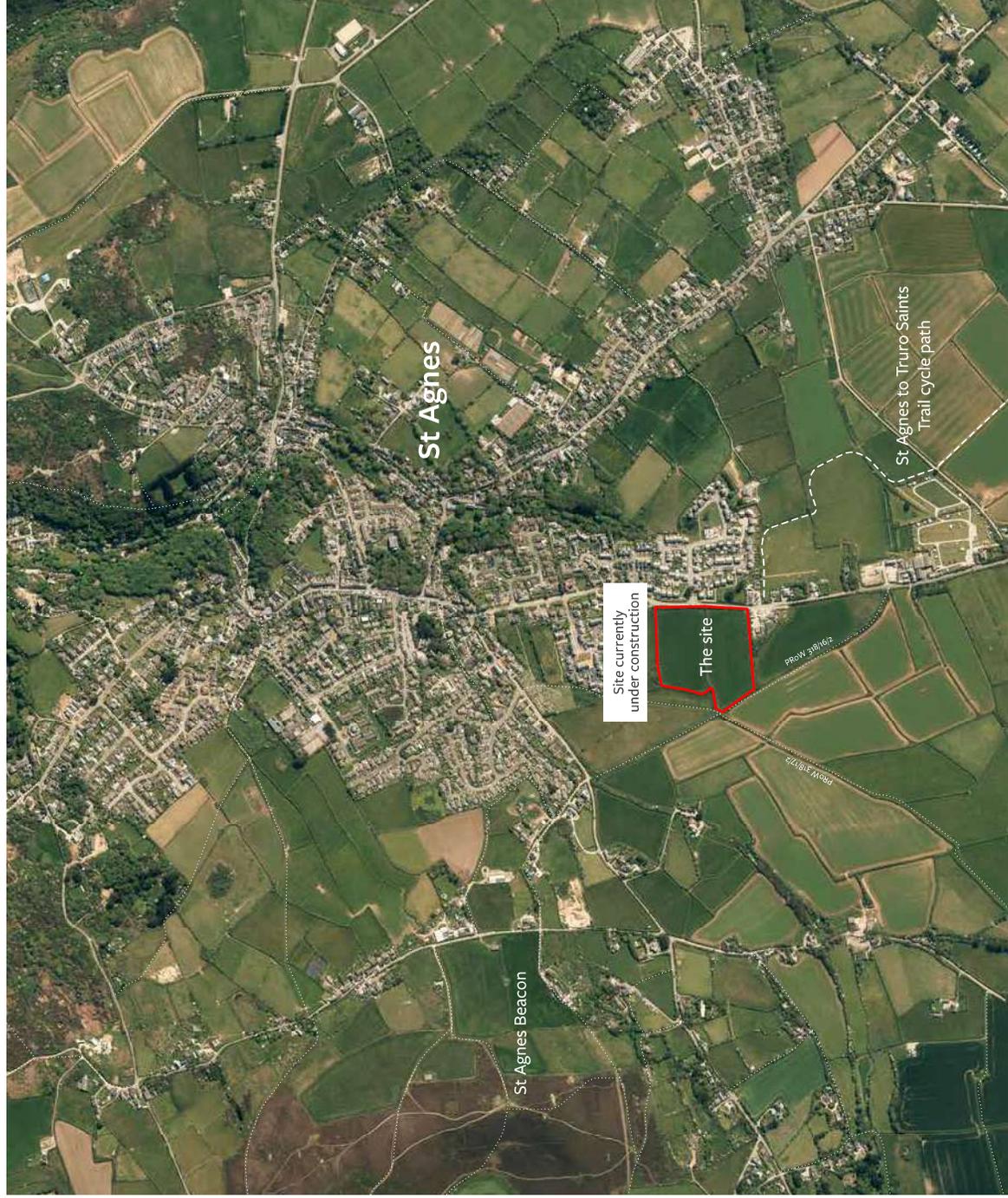


Responding to local character

Understanding the place

Responding to local character



Key

□ Site boundary

Policy 6 – Village Character

All development within St Agnes Parish must have regard to the characteristics described in the St Agnes Parish Village Character Assessments and the Key Design Principles.

Any proposals for development should create schemes that respect the distinctive character of the surrounding area and relate to its historic context.

New development must show regard to the distinctive features of St. Agnes parish; including the mining heritage, protected landscape, St Agnes Beacon and coastline, the settlement patterns, key trees, and local building forms and materials.

St Agnes Parish Neighbourhood Development Plan 2018 - 2030.



Understanding the place

Responding to local character

Recent development

The character of our villages is being eroded through inappropriate development. Some recent development has paid insufficient regard to the distinctive identity and historic character of settlements in form, detail and materials.

Pg. 25 - *St. Agnes Parish Neighbourhood Development Plan 2018 - 2030.*

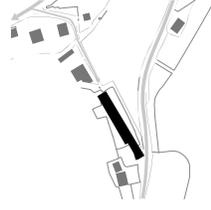


Understanding the place

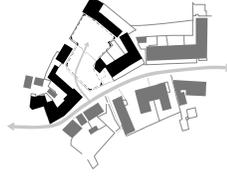
Responding to local character



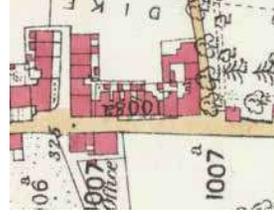
1 Town Hill



2 Churchtown



3 Vicarage Road



Village character areas identified within the historic core

Understanding the place

Responding to local character

Town Hill - Terraced cottages

Layout

- Buildings that reflects the local distinctiveness of the original settlement
- Strong enclosure to the streets and spaces
- Terraces, closely grouped and linked by walls

Street design

- Shared surface streets
- Courts, opeways and streets
- More priority to pedestrians

Building forms

- Use rectangular, not square, building forms
- Combination of building forms including terraces can work well especially if connected by boundary walls
- Farm cluster in a layout grouped around a courtyard

Parking

- Do not allow parking and cars to dominate
- Locate most parking in small parking courts behind the buildings or smaller spaces between the buildings

Trees and planting

- Ensure any existing trees and hedgerows are integrated into the layout

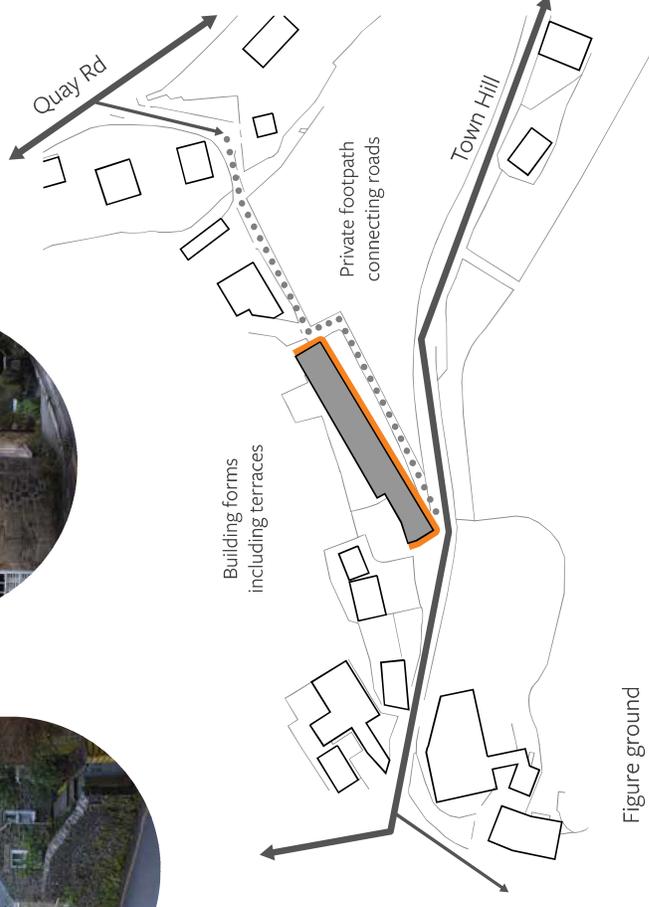


Figure ground



Aerial photograph



Historic map



Understanding the place

Responding to local character

Churchtown

- Layout**
- Buildings that reflects the local distinctiveness of the original settlement
 - Strong enclosure to the streets and spaces
 - Terraces, closely grouped and linked by walls

- Street design**
- Shared surface streets
 - Courts, opeways and streets
 - More priority to pedestrians

- Building forms**
- Use rectangular, not square, building forms
 - Combination of building forms including terraces can work well especially if connected by boundary walls
 - Farm cluster in a layout grouped around a courtyard

- Parking**
- Do not allow parking and cars to dominate
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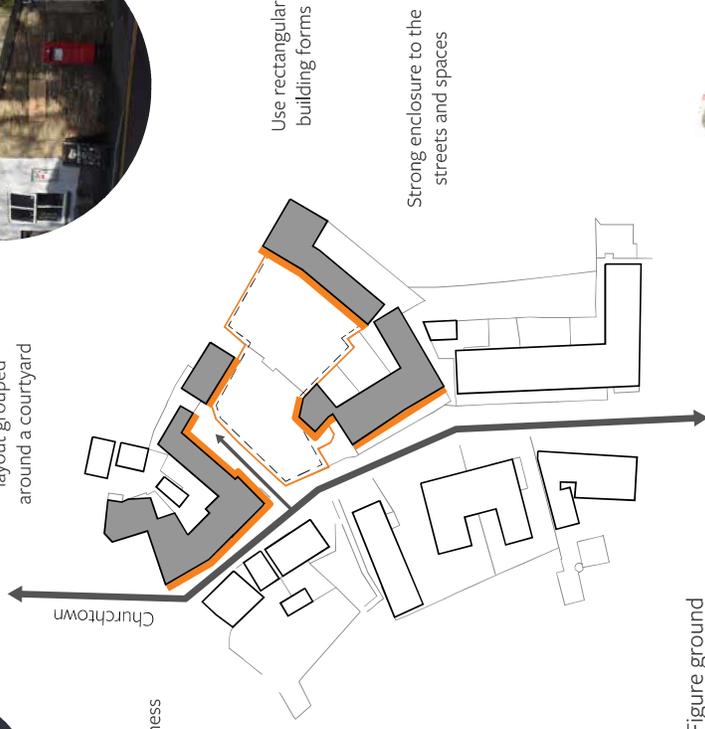
- Trees and planting**
- Ensure any existing trees and hedgerows are integrated into the layout



Local distinctiveness



Farm cluster in a layout grouped around a courtyard



Use rectangular building forms

Strong enclosure to the streets and spaces



Historic map



Aerial photograph

Figure ground



Understanding the place

Responding to local character

Vicarage Road

Layout

- Buildings that reflects the local distinctiveness of the original settlement
- Strong enclosure to the streets and spaces
- Terraces, closely grouped and linked by walls

Parking

- Do not allow parking and cars to dominate
- Locate most parking in small parking courts behind the buildings or smaller spaces between the buildings

Trees and planting

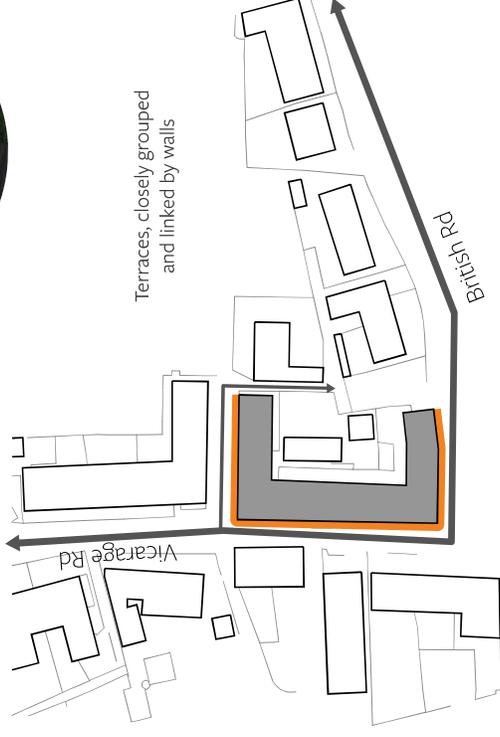
- Ensure any existing trees and hedgerows are integrated into the layout

Street design

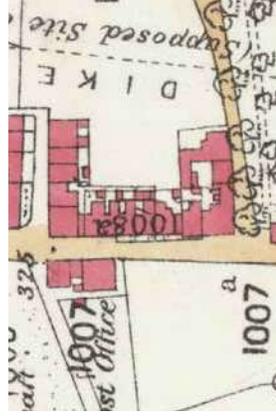
- Shared surface streets
- Courts, opeways and streets
- More priority to pedestrians

Building forms

- Use rectangular, not square, building forms
- Combination of building forms including terraces can work well especially if connected by boundary walls
- Farm cluster in a layout grouped around a courtyard



Aerial photograph



Historic map



Figure ground



Strong enclosure to the street

Understanding the place

Responding to local character



Settlement pattern



St Agnes Beacon



St Agnes to Truro Saints Trail cycle path



Protected landscape



Coastline



Local character



Local building forms



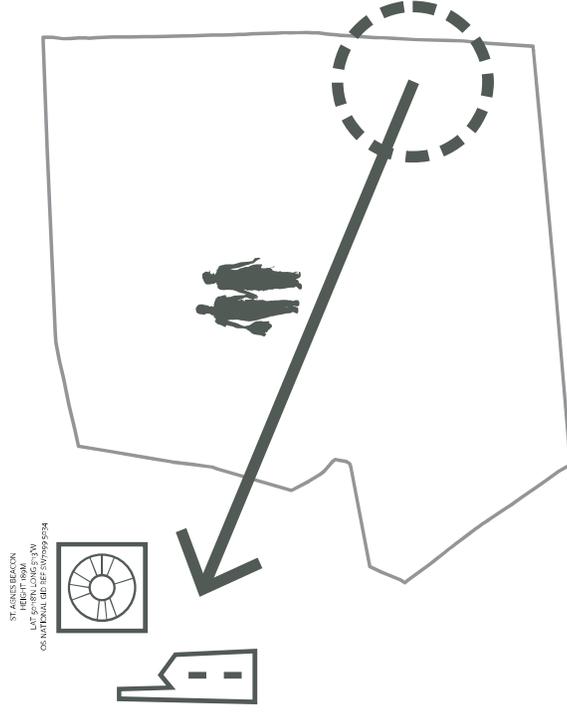
Features and materials

Concept and approach

Design drivers

Concept and approach

Creating a sense of arrival
Entrance landscape and viewing corridor
towards the beacon

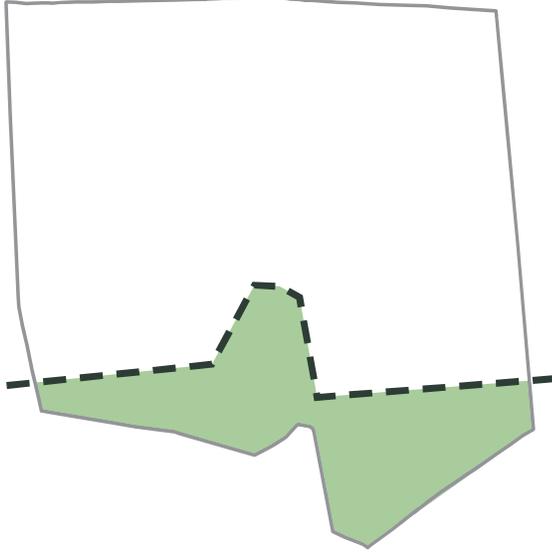


Design drivers

Concept and approach

Creating a sense of arrival
Entrance landscape and viewing corridor
towards the beacon

Responding to context
Western public open space



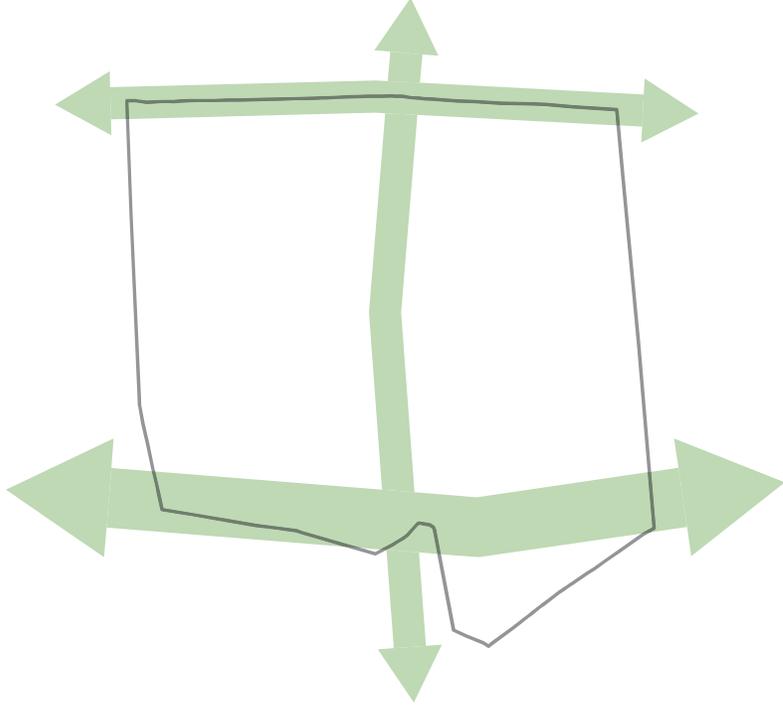
Design drivers

Concept and approach

Creating a sense of arrival
Entrance landscape and viewing corridor
towards the beacon

Responding to context
Western public open space

Green infrastructure



Design drivers

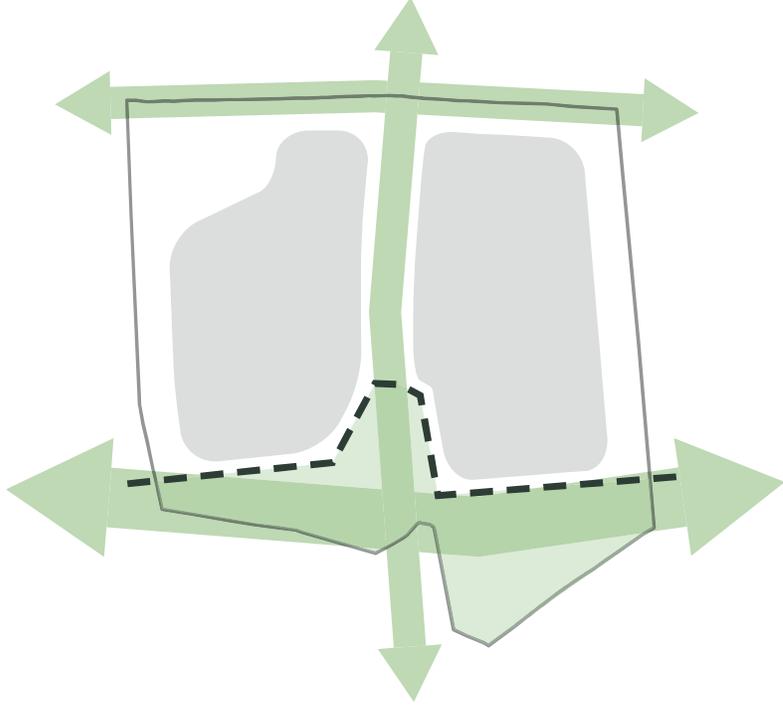
Concept and approach

Creating a sense of arrival
Entrance landscape and viewing corridor towards the beacon

Responding to context
Western public open space

Green infrastructure

Responding to place
Form, structure and grain reflective of local vernacular



Initial framework approach

Layout

Initial framework approach



- 1 Entrance and arrival space
- 2 Primary route with street tree planting
- 3 Secondary routes
- 4 Development parcels reflecting local character
- 5 Lower density blocks feathering out to the open space
- 6 Central green transitional space
- 7 Landscape buffer to eastern boundary
- 8 Existing hedgerow retained
- 9 Public open space with informal footpaths
- 10 Attenuation features
- 11 Long views to St Agnes Beacon
- 12 Pedestrian link and safe crossing on Penwinnick Road

Development densities

Initial framework layout



□ Site area 3,5ha

● **A Northern Parcel - 0.97 ha**

● **B Southern Parcel - 1.06 ha**

● **C Open space (western area)**

Area 0.68 ha

Parks & gardens, amenity 1633 m²
 Natural open space 1306 m²

Required 0.29 ha

Landscape interventions

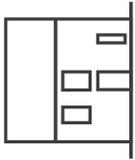
Initial framework approach



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Scheme benefits

Initial framework approach



Up to 75 new homes

A mix of 2, 3 and 4 bedroom family homes to meet local need

30%

Affordable homes

Meeting local need (circa 21 dwellings)

10%+

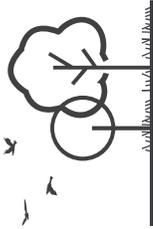
Biodiversity net gain

Delivery of on-site biodiversity net gain exceeding policy requirements (based on the illustrative plan)



Sustainable location

Everyday facilities are within a 10 minute walk



Public open space

Exceeding policy requirements



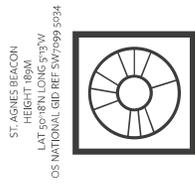
Health and wellbeing

St Agnes to Truro Saints Trail cycle path



Significant contributions

Towards off-site infrastructure improvements - Contributing to the economy through local jobs and expenditure



St Agnes Beacon

Creating views to the Beacon