



TREGUNNEL HILL
DESIGN & COMMUNITY CODE



DUCHY *of* CORNWALL

OCTOBER 2013 REVISION A

Contents

Introduction

- Background
- Vision/Key principles, aspirations

1.0 The Legal and Management Framework

- Reasons for Design Guidance/Code
- How the Code is enforced

2.0 Guidance for Extensions

- First Principles

3.0 Building Materials and Details

4.0 External Walls

- General
- Doors and Porches
- Windows

5.0 Roofs and Chimneys

- General
- Roof lights and Dormers
- Rainwater Goods and Gutters
- Chimneys

6.0 Outbuildings

7.0 Boundary Walls, Fences and Gardens

8.0 Subsidiary Elements

- General
- Lettering

9.0 Business and Commercial Premises

10.0 Accessibility

11.0 Environmental Issues

- Photovoltaic Panels

12.0 Making your application

APPENDICES

Appendix A – Estate Stipulations

Appendix B – Community Stakeholder Covenants

Appendix C – Lettering on Homes and Streets

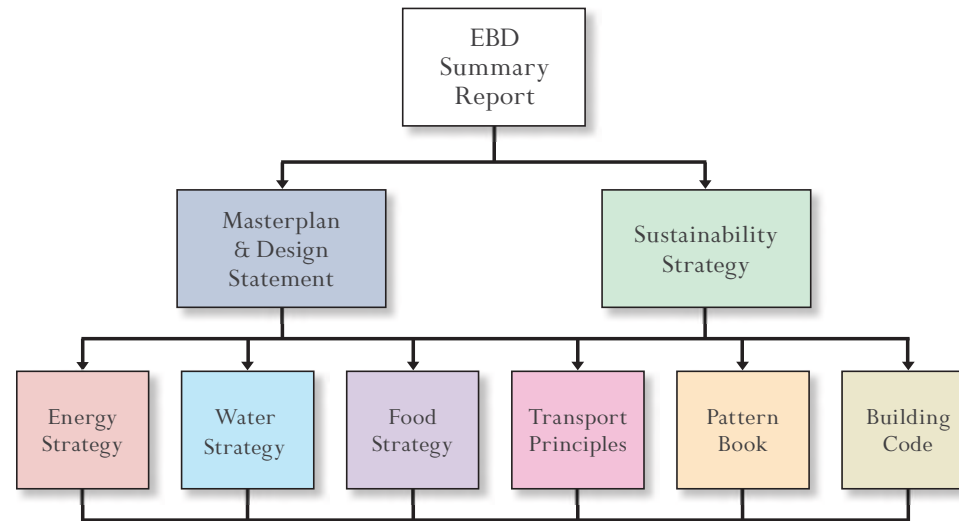
Appendix D – Lettering on Shop fronts

Appendix E – Photovoltaic Panels

Appendix F – Door Colours

Introduction

Each building in Tregunnel Hill has been designed to achieve individuality and harmony within the overall masterplan concept of a traditional Cornish urban community. The initial design and construction of every building is required to comply with a suite of eight strategy documents which include the Pattern Book, the Design Statement, the Sustainability Strategy, the Energy Strategy, the Water Strategy, the Transport Strategy, the Food Strategy and the Building Code, the relevant requirements of which are contained within the Building Code, which are regulated by the Duchy of Cornwall. Its main objective is to ensure that all involved in the development work within the framework of the Masterplan, and the high design standards are matched by construction which achieves high performance and durability through traditional materials. Construction techniques incorporate energy efficient services and high insulation levels. Use of local Cornish and recycled materials is encouraged to comply with the concept of sustainable development. For the building envelope, natural materials and traditional techniques have been adopted and will weather harmoniously over time. The Design and Community Code is intended to give confidence to purchasers and occupiers that things will not change much and if change is sought the Duchy will regulate things so as to maintain the high standards for the benefit of all. The guidance set out below incorporates the relevant provisions of the Building Code. More detailed guidance is given in the suite of Strategy documents.



Strategy documents for Nansledan, the principles of which have informed the design of the Tregunnel Hill

Introduction

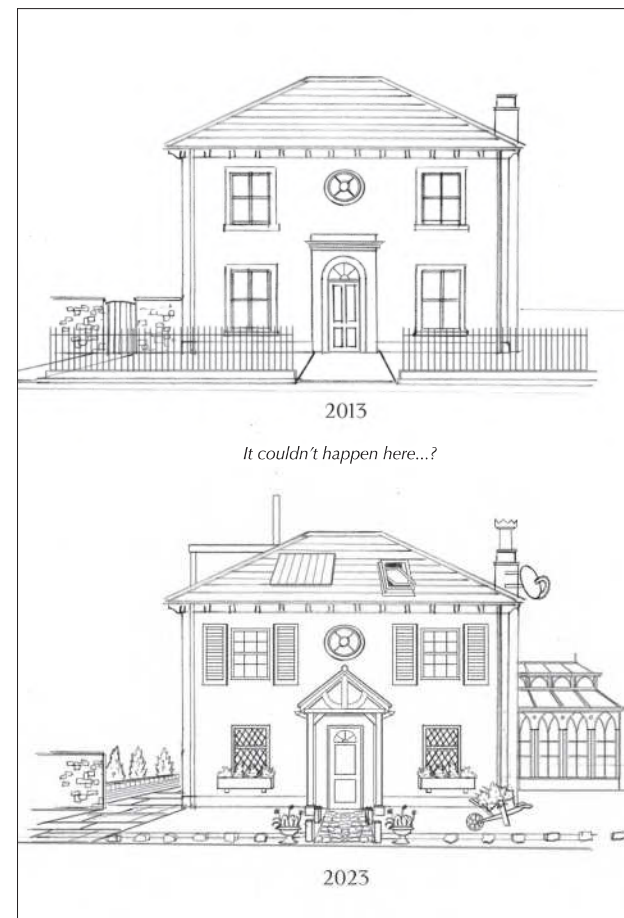


Site plan

1.00 The Legal and Management Framework

- 1.01 The purpose of this booklet is to draw attention to the obligations, which are represented by the Estate Stipulations (the Stipulations), incorporated into the legal title and Management Company (Man Co) Agreement. The Stipulations apply to both freehold and leasehold properties. The Estate Stipulations which should be read in conjunction with the Community Stakeholder Covenants (set out in the Planning Agreement for Tregunnel Hill). The Stipulations provide for each freeholder and tenant (both long-term and short-term tenants) to be provided with the Design & Community Code so that they are fully aware of the Stipulations and the Community Stakeholder Covenants, enclosed at Appendix A and Appendix B respectively.
- 1.02 Attention to detail, within the overall guiding concept, has been the key to successful design and development at Tregunnel Hill. Completion will witness the transformation of a construction site to a living, organic community. The conclusion of each rental or sale agreement brings residents into the equation. It also brings the obligation to observe the covenants imposed by the Duchy of Cornwall not to alter or extend the exterior of a property without the Duchy's written approval. The Estate Stipulations bind all properties, and their owners and occupiers. They regulate the use and appearance at Tregunnel Hill. As and when new buildings are completed, purchasers are supplied with the Stipulations, to ensure that they remain fully and effectively enforceable. Breaches of the Stipulations could result in enforcement action and may prejudice the sale of individual properties.
- 1.03 The Stipulations are enforceable by the Duchy and the Man Co, and the application process is described at the end of this guide.
- 1.04 The Man Co is responsible for providing services to maintain the communal land, which includes the garage and parking courts, owned by Man Co. Estate roads and footways are adopted by Cornwall Council.
- 1.05 Cornwall Council is the planning authority for Tregunnel Hill. The Council have granted planning permission for the construction of the development, covering every individual building and its use and use of the land. All matters relating to the construction of buildings and use of land constitute 'development' and as such are brought under the statutory planning process. However, for householders, there is an exemption for minor matters, such as

small extensions, which are known as 'permitted development'. Thus, alterations to residential properties at Tregunnel Hill, including the construction of small extensions, the removal and changing of windows and doors, insertion of dormer windows on rear roof slopes, erection of porches, or retiling roofs in modern materials, do not require express planning permission. However, this does not exempt the work from control by the Duchy. Such work is covered by the Stipulations and requires prior approval from the Duchy.



2.00 Guidance for Extensions

2.01 Every house at Tregunnel Hill has been designed to provide accommodation which will meet the needs of householders. However, it is recognised that individual taste varies, and that needs change over time, for example addition to a family, retirement, or working from home. There may be a perception that more room is required. It may be possible to reorganise internal space, without affecting the exterior of the building. Occasionally owners may conclude that an extension, or a loft conversion is the solution. There may also be applications to add conservatories to houses, to erect garden shed, or close-in car ports.

- a. *All proposals for external alterations, loft conversions, extensions, conservatories, garden sheds, car port infilling, or the addition of Photovoltaic Panels (PV's) will require consent from the Duchy*

The close spacing of the buildings, compact gardens, and overall design concept at Tregunnel Hill will strictly limit the scope for such work. In considering such applications, the impact on the integrity of the building concerned will be assessed, together with the effect on neighbouring properties, and the character and appearance of the surroundings, particularly where designed groups of buildings are involved.



Example of how extension should address street, Poundbury, Dorset

2.02 Every property at Tregunnel Hill has been designed to address the street. The continuity of frontage is continued by boundary walls to create an urban sense of enclosure.

- a. *No front projecting extensions, or enclosed porches will be allowed, unless they were part of the original house.*

2.03 The terraced configuration of many properties will strictly limit the scope for side extensions. In cases where such extensions will be allowed, they will comply with the following principles:

- a. *The extension is clearly perceived to be subservient to the original building, complementing, not competing with its presence in the street picture;*
- b. *The building frontage line is respected;*
- c. *The form, materials and detailing of the extension match those of the existing house;*
- d. *The extension does not adversely affect the privacy or amenity of neighbouring properties.*

2.04 Rear extensions are the most likely to be contemplated, and to be found acceptable. It should be borne in mind, however, that the design of back elevations, and grouping of properties, has been as carefully considered as the fronts. The appearance from the mews or parking courtyards is as important as the street pictures. To be acceptable rear extensions must comply with the following principles:

- a. *The extension is clearly perceived to be subservient to the original building, complementing not competing with its overall form;*
- b. *The form, the materials and detailing either match or complement those of the existing house;*
- c. *The extension does not adversely affect the privacy or amenity of neighbouring properties;*
- d. *The visual impact of the extension from the public spaces or parking courts must be substantially reduced by the rear boundary wall of the property, which may require heightening to achieve this (subject to the effect on neighbouring properties or group).*

2.05 Conservatories are widely marketed as home extensions. The plain timber and glass greenhouse has been superseded by elaborate constructions, with angled forms, and elaborate detailing, often a pastiche Victorian style. While timber conservatories remain available, many are also constructed in UPVC, and can be found in 'do it yourself' warehouses in kit form for self-construction. It is considered that there will be comparatively few properties where conservatories will be an acceptable form of extension. They will be subject to the same criteria of acceptability as extensions generally, and must be:

- a. *Of modest size in relation to the ground floor of the house;*

- b. *Not unduly complex in plan, or elevation (tall conservatories with pent roofs are not acceptable);*
- c. *Of simple design, with windows and other elements of good proportion, to complement the existing house (elaborate Victorian reproductions are not acceptable);*
- d. *Of timber construction (UPVC is not considered to be a sustainable material within the meaning of the Building Code);*
- e. *Capable of substantial concealment by the property boundary wall which may be raised (subject to impact on neighbouring properties or the group - this will also apply to conservatories at the side of houses, as well as at the rear).*



High quality conservatory, Amdega Conservatories



Example of how a conservatory should be hidden from the public
Field Farm, Somerset
Adam Architecture

Design for a high quality discreet conservatory
Field Farm, Somerset
Adam Architecture

3.00 Building Materials and Details

3.01 Tregunnel Hill was designed to use high quality, natural materials, with detailing to reflect the regional Cornish vernacular styles, allied to traditional construction methods. Every attempt was made to achieve consistently high standards to match those found in the historic towns and villages of the county and recapture delight in design. However, it is accepted that some materials, including timber, have not shown the lasting qualities found 100-200 years ago. When building work, including replacement and extension is under consideration, owners will be expected to:

- a. Repair rather than replace original windows and doors;
- b. Use replicas for small extensions;
- c. Build walls in matching brick, stone, slate hanging or rendering;
- d. Roof in matching slates, tiles or corrugated sheeting.

Tregunnel Hill contains numerous examples of simple designs, enlivened by the attention given to the treatment of roof eaves, dormer windows, windows, doors and porches. Anyone contemplating works should study their own property, as well as the way details and materials are handled in comparable situations elsewhere in the development. Due to the variety of treatment, the comments in the following sections may not cover all individual situations. If in doubt, ask the Duchy office before finalising your proposals.

4.00 External Walls

4.01 The palette of walling materials gives Tregunnel Hill a visual variety, within the overall unity of the local vernacular tradition. Extensions and alterations should enhance, not detract from the character. The following materials are acceptable under the Building Code:

STONE

- a. Stone should be from a Cornish Quarry.

Stone can be ashlar, sawn, rubble or slate hanging to match existing. Walls must have an outer skin of at least 100mm thick to allow for larger stones to be built-in. All stone work must be designed to give the appearance of load-bearing, even if additional hidden structural support is provided.

Particular attention must be given to coursing and pointing, laying stonework in the traditional manner and avoiding 'ribboned' or struck mortar which stands proud of the stonework, or recessed pointing – the face of the wall should appear reasonably flat.

Stone work and render can only be mixed where these different materials are applied to distinct elements of the building.

- b. Reconstituted stone may only be used where agreed with the Duchy.



Killas stone with granite quoining



Sandstone wall with granite quoining



High quality Ashlar with tight mortar joints



High quality sawn stone wall with appropriate mortar colour and pointing profile to reveal full colour and texture of the stone



Stone and mortar joint sizes are well proportioned and colours are complementary.

4.00 External Walls

SLATE HANGING

- a. Except on properties where Burlington Slate, colour grey-blue, is permitted, all slate must be local Cornish slate to match existing.



Hung slate



Hung slate scantling

BRICKS

- a. Bricks shall be handmade or stock bricks of warm orange or buff tone. Types and colours to be agreed with the Duchy. Harsh reds and wire cut or dragged bricks shall not be used. If extending a painted brick building it is likely that the extension should be finished in a similar way.

- b. Bricks should be laid in English or Flemish bond. Variants such as Garden Wall bond will be considered where appropriate.
- c. Where half brick facing is used in cavity construction, purpose made snap headers or mechanically cut bricks must be used. Special bricks are required at odd angle corners. Cut bricks will not be acceptable where the cut face of the brick is left exposed or the perpend joint appears on the arris of the corner.
- d. Stretcher bond is not permitted.
- e. Painted bricks can be used. Colours must be approved by the Duchy.



Poundbury, Dorset, CG Fry & Co.

RENDER

- a. Render can be applied to stone, brick, cob, hempcrete, clay block, dense concrete block and timber backgrounds.
- b. Rendered work should be thrown roughcast or wood floated to avoid too hard and exact a finish. External corners should be formed in render by hand, not using metal stops.
- c. If the render stops short of the ground a 300-600 mm high plinth finish in black bitumen must be applied. Alternatively a stone plinth may be used.
- d. Bell drop moulding should not be used. Where rendered work joins a plinth a lead flashing should be used.

- e. Render shall match existing in terms of material, texture, finish and colour to avoid a patchy appearance. Where the nature of the existing material is not known this should be verified through analysis. Self coloured renders and paints for rendered walls are to be of types and colours agreed by the Duchy.



Headland Hotel, Newquay, Cornwall, David Judson



Pentire, Newquay, Cornwall, Wainhomes

4.00 External Walls

ALTERNATIVE MATERIALS

Acceptable alternative materials, cob, clay lump or blocks, hempcrete and timber cladding are described in the Building Code.

MORTAR

- a. Lime rich mortars must be used. Cold, grey cement-rich mortar joints will not be acceptable.
- b. All mortar joints must be tamped with a stiff bristle brush before they set to expose the aggregate.

For stonework:

- c. Different stones require different mortar mixes. The appropriate mortar must be carefully chosen so that the colour of the stone aggregate tones with the colour of the stone.
- d. Mortar joints must be kept thin; between 5 mm and 10 mm for ashlar and no more than 20 mm for rubble stone. Sawn stone must have flush joints.

For brickwork:

- e. Mortar shall generally be 1:2:9 white or ordinary Portland cement white lime: washed sand. The silica alumina content of the mortar should not exceed 12% to avoid excessive hardness. Joints should be flush, concave or double struck/bird beak pointed as work proceeds. Mortar joints should not be weather struck, raked or ribbon. Penny struck joints might be used on the more important buildings. Mortar joints shall be 10mm maximum, to match existing.

LINTELS

- a. Lintels should be true load-bearing constructions in stone, brick, flat tiles or timber. Where brick or stone are used, lintels shall be formed as true arches. Rubbed brick lintels are appropriate only on more important buildings. Rough arches in various forms (particularly the 'justified' rough arch) are suitable in brickwork and should rise through four brick courses. In stone construction, voussoirs should be provided. Soldier arches (flat arches with brick upright) are not allowed.
- b. Timber (oak) lintels typically 150 mm deep, and with minimum 215 mm bearing on either side of the opening may be used. Use should be made of relieving arches in masonry above timber lintels where loadings dictate.



Hardwood timber lintel



Segmented brick arch



Granite monolith lintel

COPINGS

- a. Care should be taken to ensure copings on gables or parapets are neither too thin or too thick. On raised gables on smaller buildings, the visible edges or copings should typically be less than 75 mm thick. Parapet copings show an edge of about 75 mm thick. Copings, generally, should not extend more than 25 mm from the plane of the wall beneath.

PARTY WALLS

- a. Party walls rising above the roof and raised or parapeted gable should be no less than 215 mm thick.

CONTROL AND EXPANSION JOINTS

- a. Control or expansion joints in brickwork or render will only be permitted where these can be detailed so as to be invisible on the elevation, such as changes in material, behind rainwater downpipes and at steps in the building line. Visible control and expansion joints will not be permitted.

AIRBRICKS AND WEEPHOLES

- a. Where airbricks are essential to satisfy Building Regulations, these shall be of terracotta, built tile, painted cast or unpainted drilled stone
- b. The use of proprietary weepholes over window and door openings is to be avoided. Lintels over openings should be designed to allow any water to be taken to low level within the cavity and discharged at low level above a cavity tray. Weepholes at this low level should be formed using a dowel.

4.00 External Walls

DOORS AND PORCHES

All doors have been designed to be in character with the properties to which they relate. There will be a presumption in favour of repairing, rather than replacing existing doors. This is particularly important where grouped houses are involved, with a uniform overall elevation. The replacement of even a single door, by an unsuitable or over elaborate modern type, could mar the harmony of a group or street picture. Where extensions are involved, the door should match, or be in harmony with the existing, particularly when publicly visible.

- a. External door shall be single or double and of a pattern approved by the Duchy. Door patterns will only allowed as true imitations in form, construction and proportion. This equally applies to fanlights.
- b. Doors should be painted and should complement the colour of the building and window frames. Varnished hardwood doors will not be allowed, even if authentically constructed. Colours must be approved by the Duchy.



Appropriate use of contrasting colours



Good examples of well proportioned doors and lights above. Authentically detailed six panel type doors. The upper panels may be glazed



Authentic detailed and constructed painted door with six panels

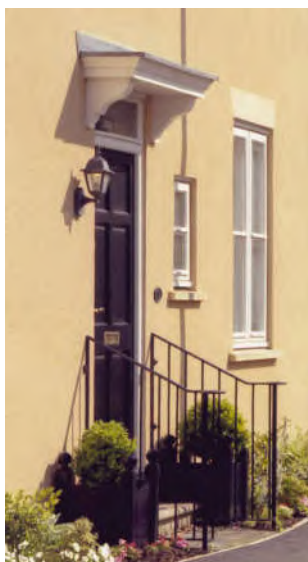
- c. Moulded or pressed metal doors will be permitted of a pattern approved by the Duchy. Moulded or pressed UPVC doors will not be permitted.
- d. Ironmongery shall be solid brass, bronze or black iron of a type appropriate to the style of the door and house. Plastic and chrome numerals, letterboxes and knockers will not be permitted.

Porches and door surrounds have been designed as integral elements in each existing building and group. There will be a presumption in favour of retaining the existing, unless it can be conclusively demonstrated that a variation would enhance the building concerned, without disrupting the group or townscape harmony. The guidance on porches is also applicable to verandas and loggias.



4.00 External Walls

- a. The design of porches must reflect the scale and importance of the building. The addition of enclosed front porches to existing buildings will not be allowed.
- b. Projecting porches or door surrounds shall not unless specifically permitted, extend into the pavements zone and must be of an appropriate traditional design.
- c. Columns, posts, piers and brackets shall be of timber, stone, brick or cast iron.
- d. Classical door surrounds must be authentically proportioned and literate.
- e. Fabricated and kit porches and door surrounds are not allowed, nor are pre-formed fibreglass, Georgian door surrounds. Stained timber or uPVC glazed porches are not permitted.
- f. When painted, porches should generally match the paint finish of the buildings windows and complement the colour chosen for the front door. Classical porches should be painted white or a suitable pale stone colour.



4.00 External Walls

WINDOWS

The overall size and shape, relation of void to solid, their subdivision, including the pane size, and proportion, relating to glazing bars, is critical to the success of the overall design and appearance of the building. The original buildings were designed with harmonious proportions, particularly the more formal landmark houses. There will be a presumption in favour of repairing rather than replacing existing windows. If replacement is necessary, then a replica of the existing window will be required. The replacement of even a single window, by an unsuitable type, could mar an entire group or street character. Where extensions are involved, the windows should match, or be in harmony with the existing, particularly when publicly visible.

- a) Windows shall be of a rise and fall sash or side hung casement type. Outward opening casements may be used on the ground floor only if, when fully opened, the window remains within the private margin.



Side-hung casement window & slate cill



Traditional Cornish black & white painted window



Rise and fall sash window.



Rise and fall sash window.



Side hung casement, brick arch and stone cill

- b) Bay windows should be habitable spaces carried to the ground. Oriel windows are a feature in of some seaside buildings and may be acceptable when appropriate to the overall design context and layout.



Oriel window



Bay window

- c) Windows must reflect the overall scale, proportions and design of the building.
- d) In new extensions, alterations or when replacing windows they should be constructed of timber from sustainable sources. Tropical hardwoods are not allowed. Slim section metal framed windows will only be permitted where accepted by the Duchy. Stained timber, UPVC, aluminium or plastic coated timber frames will not be permitted.
- e) All windows, as a minimum, should be double-glazed either with sealed units or by secondary glazing. French doors and window panes below 800 mm above floor level are to be provided with laminated safety glass.
- f) Windows to bathrooms must not normally face the street. They should not have obscured or patterned glass. All glass should be clear. Patterned reproduction leaded lights, plain or with coloured glass, will not be permitted.
- g) When used, glazing bars in sash windows should create panes that are vertical in emphasis and follow the traditional 4,9,12 or 16 pane pattern. All panes must be the same size and proportion on an elevation.
- h) Windows on upper floors must be either equal or smaller than windows on the ground floor.
- i) Pivot windows and windows with asymmetrical subdivision will not be permitted. Windows with 'clip-on' or applied glazing bars should be avoided where possible. Where used integral spacers in the double glazing unit are to be incorporated in the colour to match the window frame.
- j) Windows should generally be set back at least 50mm from the building face, creating a shadow line and a sense of solidity. On slate hung buildings windows can be flush with the facade.
- k) Windows shall be placed no closer than 750 mm to the centre line of the nearest party wall or to a corner of the building.
- l) Windows shall generally be painted white or off white but some can be white painted casements with back or coloured window frames. A range of suitable colours may be specified by the Duchy.

5.00 Roofs and Chimneys

5.1 Cornish roofs are characterised by a limited palette of materials, simple forms and details. These are essential features of the townscape of Tregunnel Hill. Alterations and extensions should complement this richness, and not obtrude with inappropriate detailing or materials. The palette should be limited to materials that are traditional to Cornwall. The Building Code requires the following:

- a. Roofs should be simple and symmetrical, gabled, hipped or half-hipped. Abutting single storey roofs may be lean-to. Complex and overworked roofs will not be permitted. Free-standing sheds, garages or outbuildings shall have gabled or hipped roofs. Flat roofs will only be permitted where approved by the Duchy. Where appropriate, the use of dormers can add interest and character to the roofscape.
- b. Roof coverings shall be natural slate to match existing. Slates, other than on properties where grey-blue Burlington Slate is permitted, shall be Cornish slates from local quarries. Reconstituted or cement fibre slates are not permitted. Corrugated sheet may be permitted on outbuildings. Clay roofing tiles are not characteristic of the area and their use is therefore limited and may only be used where agreed with the Duchy. Green and brown roofs will be permitted where approved by the Duchy. Ridge vents and tile vents are not permitted. Concrete plain tiles or interlocking tiles are not permitted. Correctly detailed lead flat roofs to dormers may be acceptable.
- c. Roof pitches will vary according to the type of roof covering from a minimum of 30 degrees up to 50 to 55 degrees. Pitches of 45 degrees should be avoided as they produce roofs which are 'ineffably dull'.
- d. Eaves at Tregunnel Hill must be simple in design and not overly decorative. Decorative eaves, cornice, open rafter or bracketed eaves will only be permitted on the larger, more architecturally elaborate buildings in the primary streets. Fascias with boxed soffits will not be permitted.



Local Cornish Slate



Bracketed eaves



Cornice eaves



Close Clipped eaves



Cornice eaves

- e. Verges generally should be simple with the wall finish taken up to the underside of the roof. Slates or tiles should project between 35- 50 mm, except on gabled dormers where 75-100 mm may be appropriate. Slate verges may be used where appropriate. Projecting timber bargeboards may only be used where agreed with the Duchy. If used they must comply with the Building Code.

- f. For detailing of hips, half round ridge tiles, mitred hips and lead roll hips may all be acceptable depending on context. Bonnet tiles may be acceptable on plain clay roofs. If bonnet tiles are used, they should not be unduly packed and raised with thick mortar pointing.



Slate Verges



Simple Verges with wall finish taken up to underside of roof

5.00 Roofs and Chimneys

DORMER WINDOWS

Dormer windows are common features on many buildings across Cornwall, mostly on smaller cottages and farmhouse buildings. In considering whether dormers are acceptable, the degree of additional overlooking will be assessed by the Duchy.

- Dormers should be carefully designed and built to suit the roof they sit within and materials used. They must be of such a size and scale that they do not dominate the form of the roof.
- Dormers must be built of timber and can be slate hung, clad in lead or rendered. The cheeks may incorporate window panes. The roofing material must either replicate the material of the main roof or lead or copper. The use of 'fibreglass replicas' will not be an acceptable alternative.
- Where used, flat roof dormers must be clad in lead or copper with painted timber profile cornices at eaves.
- Needless hip bulkiness should be avoided by using mitred slate or lead roll hips on slate clad hipped dormers. Tiles must not be used. If the dormer roof is gabled rather than hipped the verge should be made disproportionately deep, perhaps 75 or 100 mm to give a deeper shadow, the slate or tile batten running past the line of the gable end.



Dormer with glazed side panels



Good example of dormer window, lead details

ROOF LIGHTS

Rooflights are not common in Cornwall.

- Small traditional 'conservation type' rooflights may be acceptable in inconspicuous situations, but not on front or visually prominent roof slopes, particularly where they might disrupt a group or design, or create an unfortunate precedent. Modern rooflights, in deep frames, which break up the line of the roof plane are not acceptable.



Conservation type of rooflight flush with the roof

- When rooflights are permitted, when joining dormer windows to the existing roof, or weathering new parapets, the appropriate weight of lead should be used. Correct detailing should be used, to tuck valley flashings and soakers beneath the adjacent slate or tile margins, which should be raised on battens to enable this. Modern lead composition or substitute materials are not acceptable for flashings.

RAINWATER GOODS, GUTTERS AND PLUMBING

- Rainwater goods should generally be aluminium painted black, white, cream or classic dark tones as approved by the Duchy. Gutters shall generally be half round or ogee profile. Hopper boxes on fronts of parapeted houses shall be aluminium. Plastics and UPVC are not acceptable on elevations that are visible from the public realm, but will be permitted on rear elevations, where they match existing, and they are not visible from the public realm.
- Where there are no gutters, there shall be provided, at the foot of external building walls a French or perforated drain, set in a ground bed, approximately 600 mm.
- Flue terminals and extract ventilation terminals will not be permitted in walling or roofs on front elevations, or elevations facing the public realm.
- Vent stacks should be enclosed within chimneys. Where this is not practical, vent pipes should be clad in lead where they emerge above roof slopes or should be terminated within the roof space by an air admittance valve wherever acceptable to Building Control officers of Cornwall Council.

CHIMNEYS

Virtually every house has been designed to incorporate at least one chimney. Their design adds to the characteristic traditional silhouettes of each building or group. The Building Code requires that:

- Chimneys should be of stone, brick or render, complimenting the fascade finish, with a corbel detail at the top and finished with a slate or terracotta pot. False chimneys made of materials such as fibreglass are not permitted.
- All existing chimneys were designed with appropriate construction. Permission will not be given to demolish chimneys. If a comprehensive repair should be necessary, then a replica of the existing chimney must be built, complete with corbels and over sailing courses, and pots to match.



Traditional slate pot on chimney



Gable end chimney, Camelford



Well proportioned traditional chimney, Padstow

6.00 Outbuildings

- a. Outbuildings may be timber framed and clad with weather-boarding. Traditionally, however, the buildings of less important dwellings are frequently built of whatever comes to hand and may show a charming variety of materials. Proposals will be assessed on their effect on the context of the building to which they relate, and the overall group.
- b. Weatherboard cladding should comprise feather-edged boards approximately 175 mm x 32 mm. Generally, feather edged boarding should be sawn finished with a plain edge and painted with black tar varnish or beaded on the lower edge of planed boards when finished with dark or white gloss paint. Shiplap boarding is not permitted.
- c. Appropriate arrangements for parking and garaging in rear courtyards were provided in the masterplan. In most cases, additional garages would affect the overall design. Proposals for new garages, closing-in of open-fronted carports, or building garages or carports over hardstandings in gardens, will be assessed for their impact on neighbouring properties and on overall design of the parking courtyards. Approval will also be conditional, for any buildings or structures, upon meeting all relevant criteria for building form, materials and detailing. Prefabricated unit garages, flat-roofed plastic-sheeted timber or metal framed carports will not be allowed. Parking of caravans, boats or trailers, on any property, or in courtyards, is not allowed.

7.00 Boundary Walls, Fences and Gardens

The treatment of boundaries between individual properties, and between public and private realms is not an afterthought, but is integral to the overall design of Tregunnel Hill. The Building Code sets out the requirements for new buildings, which is also appropriate to alterations and repairs.

- a. All boundary walls built with the intention of providing privacy between adjoining gardens and public highways/access ways shall be no less than 1,600 mm high and rarely exceed 2,000 mm high. Walls will be at least 215 mm thick, or buttressed by piers at regular intervals where half brick walls are permitted.

Generally garden and boundary walls on sloping sites should be built in running courses, if sufficiently long, or with sloping copings on shorter lengths, such that the height of the wall is within the limits noted above. Stepping in the wall should be avoided.

- b. Garden walls need not conform to the same type of construction as the buildings they adjoin, although a wall adjoining a more elaborately constructed building should itself reflect the quality of construction.
- c. Masonry, brick built and rendered garden walls shall be capped with a stone coping.
- d. Garden gate and pergola piers shall be no less than 450 mm wide. Where heavy gates are to be hung on hinges in brickwork, they should be fixed into stone blocks built into the piers.
- e. Wooden fences providing privacy shall be minimum 1,650 mm high and vertically lapped 175 mm x 25 mm feather edged boards on timber posts, with three horizontal rails. Timber palisade fencing may only be used to separate adjacent domestic rear gardens. Woven panels of wooden fencing will not be allowed. Boarded fences should be treated with dark stain.
- f. Garden gates shall be built of painted timber, mild steel or wrought iron, to a design approved by the Duchy.
- g. Private pavements adjoining the public pavement shall be hard landscaped with cobbles, stone or brick of soft landscaped with gravel or planting on soil pockets of a combination of these.
- h. Private pathways, visible from the street shall be gravel, cobbles, stone or brick construction.
- i. Formal gardens shall be fenced off with iron railings on a low wall.
- j. Existing trees have been planted to complement the urban character of buildings and enclosed public and private outdoor spaces. Additional planting of appropriate indigenous species, should be preceded by arboricultural advice on height, rate of growth, spread of canopy and roots. Hedges should be of an appropriate indigenous species, as listed in the Pattern Book, and be trimmed regularly to avoid loss of light to neighbouring properties. Cuppressus Leylandii, or similar, fast growing species are not appropriate.

- c. Smaller houses should generally have short and squat chimneys with a simple corbel and pot. On grand and larger dwellings chimneys should rise generously above the roof and be approximately twice as deep as they are wide.

- d. Baffles should be provided to close off the air flow when the chimney is not in use, to control ventilation and heat loss.

8.00 Ancillary Elements

Small features added to a building or placed within gardens, can, if done without sufficient care or attention, mar the appearance of the building or its setting. Good design or unobtrusive siting can often overcome problems.

- a. The following items are specifically forbidden:

Bubble skylights, prefabricated accessory buildings, permanent plastic sunblind/awnings, plastic commercial fascias and lettering and internally illuminated fascias and signs.

- b. The following items shall not be located such that they will be visible from the street:

Clothes dryers, meter boxes, air extractors, dust bins, rooftop solar collectors.

- c. No waste or soil pipes may be attached to the exterior of any house. Combined internal systems of drainage are to be used.
- d. Housebuilders will provide a communal aerial systems serving each phase of the development. External individual television aerials and satellite dishes are not permitted.
- e. External house lights on street elevations are not permitted, except on Street Morgan Lefay and are subject to approval of design by the Duchy.

LETTERING

House numbers and street names are consistent in position and design so that they are readily identifiable, particularly by emergency services. They are the responsibility of the Duchy of Cornwall and developers will be required to conform with the Lettering Guidelines set out in Appendix C.

9.00 Business and Commercial Premises

Tregunnel Hill is designed as a living and working community on the edge of the Newquay town centre. Business uses intermingle commercial activity with the pre-dominantly residential buildings of Tregunnel Hill. This principle is fundamental to the planning of the community. Today, and increasingly in the future, the culture of enterprise will often begin in the home, with moves to purpose-designed units or shops as business expands. The design and servicing of houses recognises the increasing demands for flexible living arrangements and working from home. However, this does not mean that the Duchy will permit a free for all. Working from home is only acceptable as long as the domestic character of the property is not compromised.

- a. Working from home requires permission from the Duchy. Applications must demonstrate that this activity is, and will remain, ancillary and subsidiary to the domestic use of the property as a residence.
- b. No business plates or signs will be permitted on residential properties.
- c. The lessees and occupiers of all business premises and shops are subject to the same controls as are those of residential properties. The design of shopfronts and business signs is strictly controlled, and is subject to the observation of the principles set out in Appendix D.

10.00 Accessibility

The Building Code is drafted to secure accessibility to all houses, so that they are capable of adaptation to suit the physical needs of people with impaired mobility and wheelchair users, including visitors. It is possible that elements of the adaptation may be undertaken by householders, or that they may wish to add an extension to meet the specific needs of, for example, an elderly relative.

11.00 Environmental Issues

A building which looks well may still be environmentally unfriendly in other respects, for instance in the material it is made of or in its profligate energy consumption. The Building Code describes the method which is used to assess the environmental consequences of building design. It is also applicable to alterations and extensions. These may also require approval of the Cornwall Council, under the Building Regulations, particularly if alteration to the drainage is involved.

PHOTOVOLTAIC PANELS

Photovoltaic panels will only be permitted on buildings identified on the regulating plan, see Appendix E. Where permitted they must be incorporated into the roofscape and positioned so as not to be seen from the public realm.

12.00 Making Your Application

The Estate Stipulations reproduced at Appendix A form part of the legal title to each property and are binding on freeholders and tenants.

Certain restrictions within the Estate Stipulations provide for the Duchy's prior approval to be obtained particularly the plans and specifications of any external alterations or additions, particularly of windows, glazing and doors, or to alter or change the appearance. Consent is required to paint or decorate the exterior of a building, otherwise than the same colour as previously. It is also required for painting render, brickwork or stone-work, when there will be a presumption in favour of retaining the original appearance of the natural state.

In making application for any matter requiring approval or consent, it is vital to present a clear and accurate picture of what exists and what is proposed. The level of documentation will be related to the extent of what is proposed. Drawings must be to scale, with sufficient detail to show the proposals in context, particularly where a group of buildings is involved, photographs may be helpful. To show the overall property, plans and elevations should be submitted to a scale not less than 1:100, ideally 1:50. For particular features, for example dormer windows, a scale of 1:20 will be required. In some circumstances, details such as mouldings, may require full size drawings, prior to the granting of approval.

Applications will be considered by the Duchy. The policies and criteria set out in this guide will be taken into consideration, and the merits of each application will be assessed carefully against these. The Duchy may consult neighbours, or occupiers of other properties likely to be affected and will consider their views. Some proposals may possibly require amendment before they can be approved. In cases of refusal, the reasons for reaching the decision will be explained. The Duchy may require payment of a fee.

Informal discussion, prior to making an application will be welcomed, and may be helpful in fine-tuning a concept before it attains its final form. Applications should be submitted to:

Duchy of Cornwall
Old Rectory,
Newton St Loe,
Bath,
BA2 9 BU

In addition to any consent issued by the Duchy, planning permission may be required for certain work, particularly that related to business or commercial use. The local authority is Cornwall Council. You are advised to contact:

Planning and Regeneration,
Cornwall Council,
County Hall,
Truro,
Cornwall.
TR1 3AY
Tel - 0300 1234 151

APPENDIX A

ESTATE STIPULATIONS

Appendix A - Estate Stipulations

THE SCHEDULE

THE ESTATE STIPULATIONS

[Applicable to all Residential Units and Commercial Units save as specified]

To comply with the Design Code in respect of any alterations or works to the Premises

2.1 Not:

- (a) to make any alterations or additions in or to the exterior of the Premises (including the windows the window glazing and the doors)
- (b) to alter the external appearance of the Premises
- (c) to paint (unless already painted) or remove the render brickwork or stonework of the exterior of the Premises
- (d) to build upon any garden yard forecourt or other external open area forming part of the Premises or
- (e) not to pave over any garden yard forecourt or other external open area (unless already paved over) forming part of the Premises without His Royal Highness's prior approval provided that His Royal Highness may refuse to approve any matter which is not consistent with or is in breach of the Design Code

2.2 If commenced, to carry out any matters approved under Paragraph 1.1 in accordance with

- (a) the Design Code and
- (b) any drawings plans and specifications approved by His Royal Highness

2.3 To give to His Royal Highness:

- (a) notice of any application for planning permission made by the Owner or (if the Owner is aware of the same) any other person in relation to the Premises and
- (b) a copy of the application and all drawings plans and specifications in relation to an application by or on behalf of the Owner

3.1 At all times well and substantially to repair paint and cleanse the exterior of the Premises so that they shall (subject to any approved alterations) as far as practicable retain an appearance and colour similar to that at the date of the initial transfer or lease

3.2 Not without the prior written approval of His Royal Highness to decorate or paint the exterior of the Premises otherwise than in the same colours as the Premises were previously painted

3.3.1 To maintain and when necessary replace all boundary walls fences and hedges where marked "T" within the boundaries of the Premises

3.3.2 Not to raise the height of any boundary walls fences and hedges

3.4.1 Not to build any wall fence or other structure or erection on the part of the Premises edged orange on the Plan (if any)

3.4.2 To maintain the part of the Premises edged orange on the Plan (if any) as a planted area

3.5 Any reinstatement of any damage or destruction of the Premises shall be to its original condition

4.1 (Residential Units only)

4.1.1 Not to use the Premises for the carrying on of any trade or business subject to Paragraph 4.1.2

4.1.2 Not to use the Premises other than as a single private dwelling for the occupation of one household save that the Premises may be used for business purposes on the following terms:

- (a) the business use must be ancillary to the principal use of the Premises as a single private dwelling
- (b) the prior approval of His Royal Highness must be obtained
- (c) the business use must be capable of being carried out in accordance with the principles of the Estate and without detriment to the amenity of the Estate by reason of noise nuisance or otherwise and
- (d) the appearance of the Premises as a single private dwelling must not be affected or altered

4.2 (Commercial Units only)

Not to use the Premises other than for the relevant commercial use as permitted by the Planning Permission or any subsequent planning permission

5.1 Not to do or permit to be done in or upon the Premises anything which may be or become a nuisance annoyance or inconvenience or cause damage or loss to His Royal Highness or the owner or occupier of any other part of the Estate

5.3 Not to allow on the Premises the emission or production of any recorded or broadcast sound so as to be audible outside the Premises

6.1 Not to mutilate or remove any trees or shrubs which may be planted within the Premises

6.2 Not to plant any trees or shrubs within the Premises other than in a location approved by His Royal Highness

6.3 Not to relocate any trees or shrubs within the Premises other than in a location approved by His Royal Highness

6.4 To maintain lop top prune and cut any trees or shrubs within the Premises as may be necessary to preserve the amenity of the Estate

7. Not to put any sign advertisement notice plate placard hoarding or flag of any kind in any window of the Premises or on the exterior of the Premises or so as to be visible from the outside of the Premises other than:

- (a) the existing building number
- (b) the name of the Premises on a sign of a size and in a position first approved by His Royal Highness and
- (c) one board of a reasonable size advertising that the Premises are for sale and
- (d) (Commercial Units only) one sign indicating the name of the business being undertaken at the Premises such sign to be of a type and size and in a position first approved by His Royal Highness

8. Not to expose any washing or clothes on or from any front elevation or front garden of the Premises

9.1 Not to keep any bird dog or other animal on or in the Premises other than the usual domestic pets

9.2 Not to keep or permit to be kept any bird dog or other animal which may cause annoyance to any owner or occupier of any other part of the Estate or to the general public

10. Not to obstruct or permit to be obstructed the public domain including any common roadways pathways courtyards or other communal areas within the Estate

- 11.1 (Residential Units only) Not to park or permit to be parked on any parking space any vehicle other than a private motor vehicle
- 11.2 (Commercial Units only) Not to park or permit to be parked on any parking space any vehicle other than a private motor vehicle or a commercial motor vehicle
- 11.3 To use any parking space within the Premises for parking a motor vehicle in priority to any parking space in a communal area
- 11.4 Not to park any motor vehicle on any parking space in a communal area if no motor vehicle is parked on any parking space within the Premises
- 11.5 Not to carry out any works of repair to any motor vehicle on any parking space within the Premises or on a communal area so as to be visible by the public
- 12. Not to use or permit any parking space designated by His Royal Highness as a visitor's parking space to be used other than for occasional visitor parking
- 13. Not to permit any trailer caravan motorised caravan or boat or other similar thing to be brought onto the Premises or to be parked in any parking space within the Premises or any communal area
- 14. Not to erect or permit to be erected any aerial dish mast or cabling or other communications or receiver equipment on the exterior of the Premises without His Royal Highness's prior approval
- 15. Not to keep or leave any rubbish or refuse on or near to the Premises other than in a proper receptacle and only on the day stipulated for the collection of the same by the relevant collector or rubbish on the Estate
- 16. To comply with all implemented planning permissions relating the Premises
- 17. To comply with such covenants stipulations and regulations as to the amenity and use of the Estate as may be issued by His Royal Highness from time to time
- 18. To comply with the relevant Community Stakeholder Covenants as set out in Schedule 11 of the Planning Agreement
- 19.1 Upon notice from His Royal Highness of any breach of any obligation under this Schedule on the Premises to remedy the breach as quickly as reasonably practicable
- 19.2 If any breach has not been remedied in accordance with Paragraph 19.1 His Royal Highness and any persons authorised by him may upon reasonable prior written notice to the Owner enter the Premises (with plant equipment and machinery) and carry out works and take action to remedy the breach
- 19.3 To pay within 10 days of written demand all reasonable costs and expenses (plus VAT) incurred by His Royal Highness under Paragraph 19.2
- 20. The provisions of this Paragraph 20 apply to this Schedule:
- 20.1 "the Owner" means the owner of the relevant Premises
- 20.2 "His Royal Highness" means His Royal Highness The Prince of Wales and his successors as possessors of The Duchy Of Cornwall
- 20.3 "the Estate Company" means the company body or person appointed by His Royal Highness in the management of the Estate
- 20.4 "the Design Code" means the code of design standards for the Estate in such form as is notified by His Royal Highness
- 20.5 References to the Premises in this Schedule are references to the relevant Residential Unit or Commercial Unit and to the whole or any part of such unit
- 20.6 An obligation not to do or omit to do any act or thing includes an obligation not to permit or allow that act or thing to be done or to be omitted to be done
- 20.7 Where under this Paragraph reference is made to His Royal Highness's approval:
 - (a) His Royal Highness may appoint the Estate Company to act as his agent
 - (b) every application for such consent shall be in writing and shall be made to the Estate Company's management office as or as otherwise notified to the Owner
 - (c) such approval may be withheld in respect of any matter which is not consistent with or is in breach of the Design Code
 - (d) such approval shall not be unreasonably withheld save where any matter is not consistent with or is in breach of the Design Code
 - (e) such approval shall be in writing
 - (f) His Royal Highness may where appropriate require the submission of proper drawings plans and specifications in respect of the application for approval
 - (g) His Royal Highness shall not as a condition of his approval require the payment of any sum other than its reasonable costs and expenses incurred in respect of the application (whether or not consent is given) and
 - (h) His Royal Highness and the Estate Company shall be paid on demand the reasonable costs and expenses incurred by His Royal Highness and the Estate Company in respect of any application for any approval under this Schedule
- 20.8 Any notice under this Schedule shall be in writing
- 20.9 If any sum due to His Royal Highness or the Estate Company is not paid on the due date interest at the rate of 4% above National Westminster Bank plc's base rate from time to time shall be payable to His Royal Highness or the Estate Company on that sum from the due date for payment to the date of payment

APPENDIX B

COMMUNITY STAKEHOLDER COVENANTS

Appendix B - Community Stakeholders Covenants

- | | | | |
|-----------|--|------------|---|
| 1 | Not to cause any annoyance, inconvenience, injury, offence or nuisance to the Owners the Occupiers the Company or any other member of the general public. | 14.1.1.1 | Is not ancillary to its use as a Dwelling |
| 2 | Not to cause any harassment on the grounds of age, gender, race, culture, ability or lifestyle. | 14.1.1.2 | Creates any noise smells or other sources of annoyance to neighbours |
| 3 | Not to act offensively, abusively or in an insulting manner. | 14.1.1.3 | Results in a material increase in either the number of visitors received at the Dwelling or the volume of goods delivered to or collected from the Dwelling |
| 4 | Not to cause offence through drunkenness. | 14.1.2 | Not to park any commercial vehicle (being any vehicle longer or higher than a large family estate car/MPV) on the roads or parking areas of the NGA |
| 5 | Not to damage or threaten to damage any person's property. | 14.1.3 | Not to display any advertisements on any Dwelling or its curtilage |
| 6 | Not to write graffiti. | 14.1.4 | Not to store any plant goods or materials in any garden, parking place or other open area. |
| 7 | Not to make any unnecessary or excessive noise including by arguing or slamming of doors. | | |
| 8. | Not to use or allow any part of the Site to be used for: | | |
| 8.1 | dealing in or the illegal use of any controlled drugs or | 15. | Live Work Unit covenants |
| 8.2 | prostitution. | 15.1 | Not to use the Live Work Unit for any purpose other than offices, small scale workshops, consulting rooms. |
| 9 | Not to cause any annoyance or nuisance by pets including barking and fouling. | 15.2 | Not to create any noise smells or other sources of annoyance to neighbours |
| 10 | Not to play ball games close to a person's home in such a manner as to cause annoyance or nuisance. | 15.3 | Not to carry out any activity that generates a significant number of car borne visitors or deliveries/collections in particular from large commercial vehicles (i.e. vehicles larger than a Ford Transit. |
| 11 | Not to deposit litter or items other than in appropriate receptacles. | 15.4 | Not to park any commercial vehicle (being any vehicle longer or higher than a large family estate car/MPV) on the roads or parking areas of the NGA except in any space specifically designated for such parking. |
| 12 | To procure that any tenants or other occupiers of the Property and any children of the Owners observe and perform these Regulations | 15.5 | Not to carry out any retail sales except in Live Work Units specifically designated for that purpose. |
| 13 | To pay within 10 days of written demand all costs and expenses (plus VAT) incurred by the Company in enforcing these Regulations and remedying any breach of these Regulations | 15.6 | Not to store any plant goods or materials in any garden, parking place or other open area. |
| 14 | Homeworking covenants | | |
| 14.1 | Homeworking by members of households living in all Dwellings shall be encouraged subject to covenants:- | | |
| 14.1.1 | Not to use Dwellings for any employment purpose that:- | | |

APPENDIX C

LETTERING ON HOUSES AND STREETS

Appendix C - Lettering on Houses & Streets

Numbers and Street Names

House numbers and street names are consistent in position and design so that they may be readily identified particularly by emergency services. They are the responsibility of the Duchy. For your safety as for the convenience of the residents and visitors, they must not be obscured or altered in any way.

If you choose to follow the lettering style for Tregunnel Hill in your own signs, the typeface is generally Ruzinska Incised with a special font on the Art Deco buildings, as noted above. It has a clear and readable letters in all its forms, medium-weight, semi bold, bold and italic.

The constant position for all numbers is 90 mm from the door frame and 1,500 mm above the door cill.

The latitude in positioning numbers is 70 mm in all directions. This is to allow for alignment with architectural detail. If the recommended position is obstructed by porch supports, the position is 90 mm from the support.

Wherever possible street names will be positioned on buildings. The architectural style of the overall building will govern the precise location of street names. However, where possible the height of street names is equally spaced between the head of the ground floor window and cill of the first floor window, and the distance from the corner of a building is 500 mm. In order to accommodate differences in wall surfaces or architectural detail, some latitude is allowed in the position of street names. The latitude above the approval height is 150mm, below the approval height 70mm, and in distance from the corner 150mm. However, street names at a corner must be the same height above ground and the same distance from the corner.

Where street names cannot be located within these parameters approval should be obtained from the Duchy. Only in exceptional circumstances will street names be permitted which are not fixed to buildings.



APPENDIX D

LETTERING ON SHOP FRONTS

Appendix D - Lettering on Shopfronts

D1. Poorly designed shop fronts and shop windows have devalued the character of many of traditional shopping streets. New shop front design must respect the scale and proportions of the streetscape by maintaining the existing grain of development along the street and respecting the appropriate plot width. An important principle in Tregunnel Hill is to separate fascias one from another, allowing the buildings to reach the ground. The size and subdivision of the display windows at Tregunnel Hill is subject to the basic principle no single pane of glass may be larger than 4.0 sqm. The proportion of the window opening, its subdivision, its relation to and the design of the shop door, fascia and stall-riser, all require careful consideration. The architectural style of the overall building will govern the detailing of the shop front, to produce a harmonious whole, which will create a valuable marketing image.

- a. Materials must be used for the shop front that is consistent with the rest of the building. Generally, shop fronts shall be built predominantly of timber or of timber and cast-iron or cast aluminium above the plinth. The display window should be integrated with the door and the fascia with a single construction and painted a classic dark tones, or occasionally pastel colours may be accepted. All colours must be approved by the Duchy. The shop front shall extend no nearer than 500 mm to the centre line of the party wall.
- b. Generally, commercial fascias shall be in the proportion of 1:8 with the total height of the shop front. Fascia panels should not fill the whole length of the building. Fascias should not, as far as possible, be in a vertical plane, but should incline by about 10 degrees from the vertical towards the street. The facade of the Art Deco buildings incorporate a fascia band.
- c. Shop awnings shall be constructed of canvas on a retractable frame with a blind box fitted as an integral part of the shop front design.
- d. All lettering, numbering and commercial fascias are to comply with the seven principles – see below.

The Building Code provides further guidance on the design of shop fronts.

D2. Lighting of signs, shop fronts and business premises brings life to a town at night. Carefully designed and sited external illuminations, from flood and spots lights, can enhance the architectural qualities of the building, in addition to lighting a sign or fascia. However, the use of over intense lighting, or



internally illuminated signs, can create a confusing background, which harms the architectural quality of the buildings. 'Borrowed lighting' falling on footpaths or entrances supplements that from public lighting fittings and lamp posts, deterring crime. All fittings must be simply designed, of good proportion, and painted black. Over-elaborate and brass brackets and lanterns will not be permitted.

D3. Hanging signs are a traditional means of identification for business premises and also add to the richness of the townscape. They are particularly effective in narrow streets, where a wide fascia may not be legible, when viewed at an acute angle. Subject to their not posing an obstruction to traffic, well designed hanging signs are encouraged at Tregunnel Hill.

D4. The Eight principles, set out below, must be taken into account when preparing and submitting applications for shop fronts, fascias, signs, hanging signs, or other business identification.

Appendix D - Lettering on Shopfronts

1. Lettering on external walls of any business premises.

Height from ground to top edge of letters or fascia panel should respect the design of the existing building, but should not normally exceed 2,500 mm.

2. Lettering on windows of business premises.

On the Art Deco buildings letter will be permitted on the shop or business windows.

3. Fascia panel or applied letters of business name.

Length should not exceed 75% of the width of the building. Fascia panels or applied letters should not come closer to the sides of any facade than 500 mm. Pilasters may be used as side framing for the shop front and to give a visual support for the fascia. Fascia panels will not be permitted on the Art Deco buildings.

4. Lettering

Maximum capital letter height 180 mm. See illustration for related lower case sizes.



The dimensions shown above are from Baskerville type, and where a letter style is created - as by a signwriter - these dimensions are recommended. Exaggerated ascenders and descenders of some script typefaces and letter styles should be controlled so that they do not become disproportionate to the capital letter height.

5. Hanging signs

Height from ground to top edge of the sign should not normally exceed 3,300 mm. Extending 750 mm maximum wall to front edge. Capable of being contained in a square 750 mm x 750 mm.

6. Lighting

Lettering must be externally illuminated.

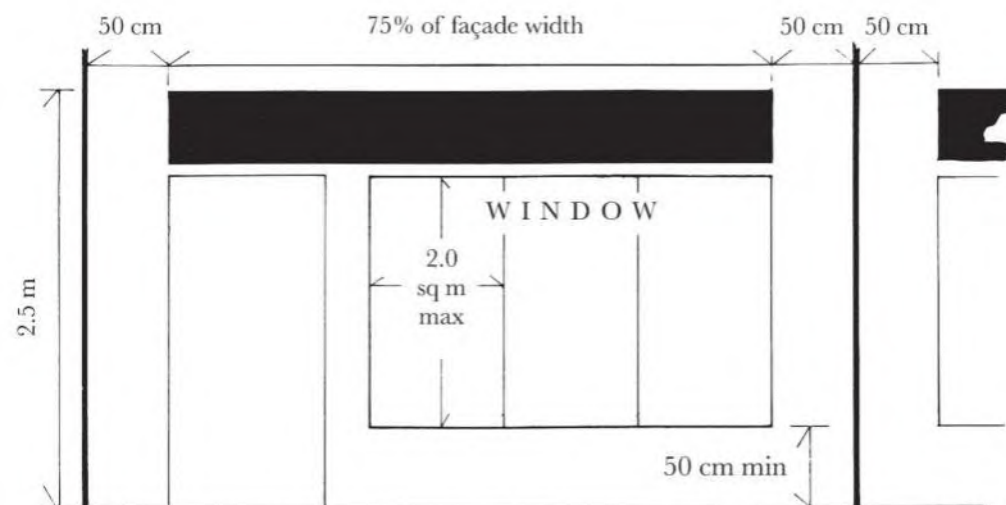
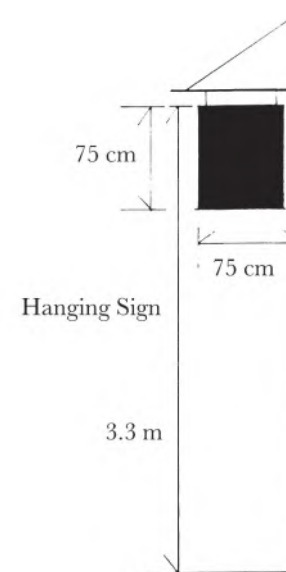
7. Glazing

Maximum area for any single pane of glass 4.0 sqm.

8. Stall risers

500 mm minimum height is normally required.

D5. The initial installation of a shopfront, and its subsequent alteration will require planning permission from Cornwall Council. The initial installation of a hanging illuminated sign, or illumination of a fascia will also require planning permission from Cornwall Council. Subsequent modification of the content of the sign, for example if the business occupancy changes, may benefit from 'deemed consent' under the Advertisements Regulations, 1992. Applicants are advised to check with the Council to confirm whether an application for express consent is required in particular circumstances.



APPENDIX E

PHOTOVOLTAIC PANELS

Appendix E - Photovoltaic Panels

E1. Tregunnel Hill has been carefully designed to create an exemplary urban development that is distinctively Cornish. Locally sourced materials and building components are used wherever possible. Each building has been individually designed using traditional local details that are integrated with the design of the wider public realm to create a series of coherent neighbourhoods that are beautiful, elegant, and enduring.

In this context, it is obviously a matter of mutual advantage for residents in Tregunnel Hill that the special character of the public realm of this urban extension is maintained in the years ahead. Items such as traditional photovoltaic panels—while encouraged for their energy savings—have the potential to stick out like sore thumbs if they are installed on houses where they can be seen from the surrounding streets, so eroding the special character that has been created.

Generally roofs to houses are built using Cornish Trevillet slate, a high quality and expensive traditional material that is very beautiful. It will last much longer than other roof coverings, including photovoltaic panels. The potential for damage to the slate roofing by installing photovoltaic panels is quite high and represents a financial risk. Full scaffolding may also be required to meet Health and Safety requirements.

This diagram is designed to regulate the future location of solar thermal and photovoltaic panels to allow for their maximum usage while minimizing the impact on the public realm. The principle is that buildings with roof lines parallel to the street should not contain these panels as they are directly observable, thereby preserving cohesive style and character of the public realm. However, where buildings have roof lines perpendicular to the street (and therefore are not directly observable), “look-a-like” photo-voltaic slates may be used subject to the Duchy’s prior approval (under the Estate Stipulations) including the appearance of the particular product that is proposed, and subject too to the whole panel of the roof being covered with these photo-voltaic slates to avoid a patchy appearance. This emerging technology combines the energy savings of a traditional photovoltaic array with the style of a traditional slate roof. Where roofs are facing rear gardens or courts, conventional photo-voltaic panels may be used. These private realm locations have little impact on the public realm, and therefore do not pose a threat to the architectural quality of the public realm. Flat roofs and garage roofs may present more prudent opportunities for the use of photovoltaic’s where they do not impact on the public realm.

As a first step anyone contemplating photovoltaic’s should consult with the Duchy before entering in to conversations with a photovoltaic salesman.

Adjacent Properties and Boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.
All areas shown are approximate and should be verified before forming the basis of a decision.

Do not scale other than for Planning Application purposes.

All dimensions must be checked by the contractor before commencing work on site.

No deviation from this drawing will be permitted without the prior written consent of the Architect.

The copyright of this drawing remains with the Architect and may not be reproduced in any form without prior written consent.

Ground Floor Slabs, Foundations, Sub-Structures, etc. All work below ground level is shown provisionally. Inspection of ground condition is essential prior to work commencing.

Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found. The responsibility for establishing the soil and sub-soil conditions rests with the contractor.



- Phase 1 Boundary
- Pitched Roof
- Flat Roof
- Roof with Northern Orientation
- No PVs across entire roof plane
- Public Realm
- No PVs across entire roof plane
- Semi-Public Realm
- Potential for lookalike PVs across entire roof plane
- Private Realm
- Acceptable PV location across entire roof plane

C	06/02/13	Revised for updated plan	CMB
B	11/08/10	Revised for updated plan	CMB
A	23/11/09	Public and private realm PV split on SK48 & SK54	CMB
Rev.	Date	Description	Initials

PROJECT Tregunnel Hill

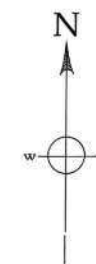
TITLE: Solar Panel Locations-PV Visibility

SCALE: 1:1000 @ A3, 1:500 @ A1

DATE: 20 October 2009

DRAWING No: 5260/SK48C

DRAWN BY: CMB



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APPENDIX F

DOOR COLOURS

Appendix F - Door Colours

F1. Colours to front doors should be selected from the colour chart opposite. Garage doors should be white except for existing pre-treated natural timber doors which should remain natural.

Please be aware that although every care has been taken to ensure colour accuracy, printed colours will never exactly match paint colours. Colour samples can be ordered by contacting Crown Trade on 0845 389 9583. Reference: PG KL 6511 Date 26.09.13



Selected Front Door Colours – Crown Trade Full Gloss

Printed by Nationwide Print using traditional skills and modern technology.

Our presses are 50% powered by our 150 solar energy panels, we have sensor lighting and have a newly installed insulated roof and windows.

The printing inks are made using vegetable-based oils. As many waste elements as possible associated with this product will be recycled.

Nationwide Print understands that common business practices can adversely affect the environment and therefore we continually strive to reduce our impact on the environment not only in the methods we work but also by the way we procure any products and services required to fulfil the work we carry out.

The paper used for this publication is made from 100% recovered fibre. It is called Cocoon offset and is made from 100% recycled fibre, FSC® certified, very high whiteness (CIE 150) minimising negative impacts on the environment.



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