

# Callington and Kelly Bray Design Guide

DRAFT - May 2023





Zaggy Lane

Saint Mary's Church

A369

Fore Street

Bowling Club

New Road

Liskard Road

Cricket Club





Tavistock Road

Saltash Road

“A happy awareness of beauty about us should and could be the everyday condition of us all”.

Clough Williams-Ellis (1928)

Saltash Road  
Playing Field



# Foreword

Text in here...

Callington Town Council



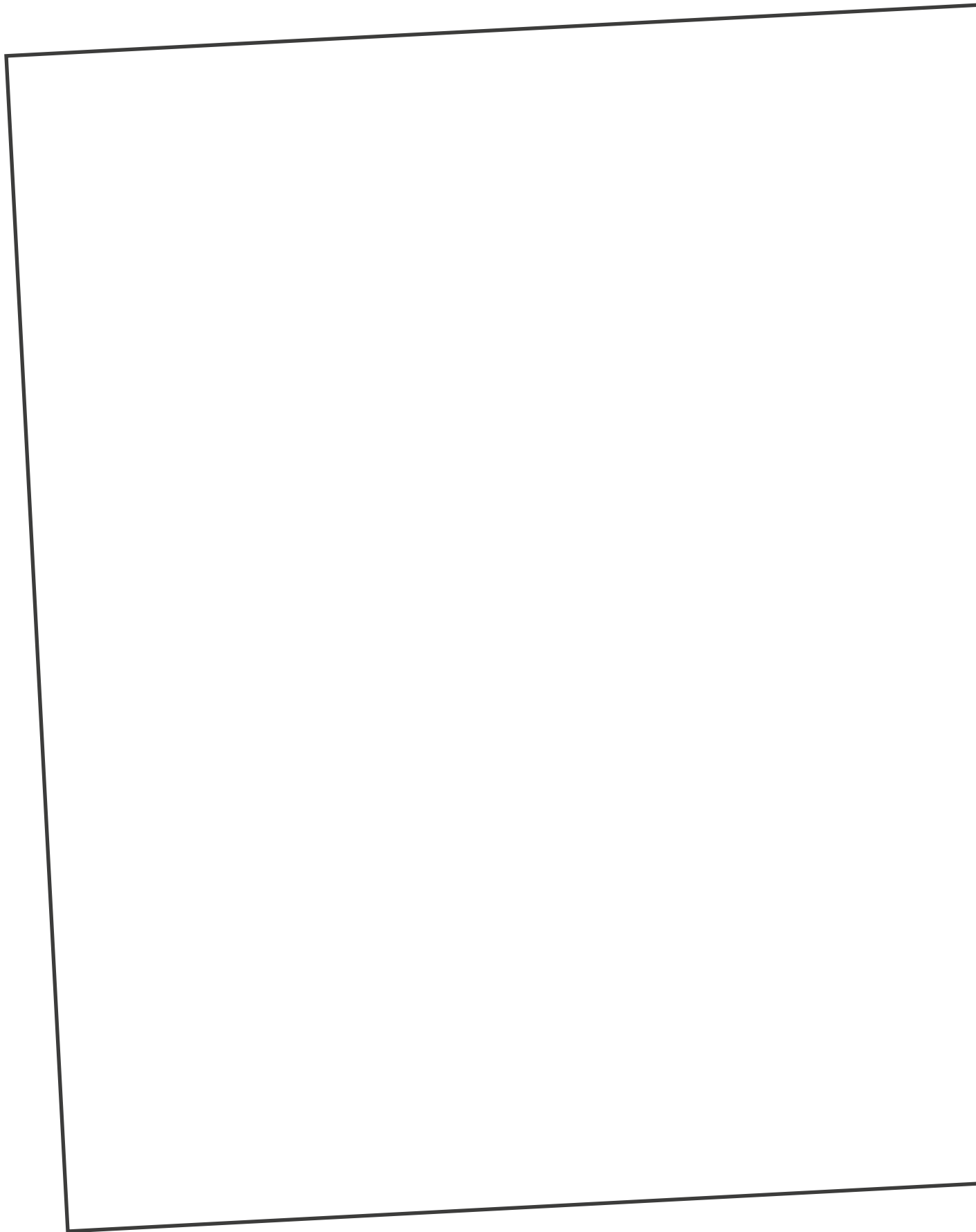
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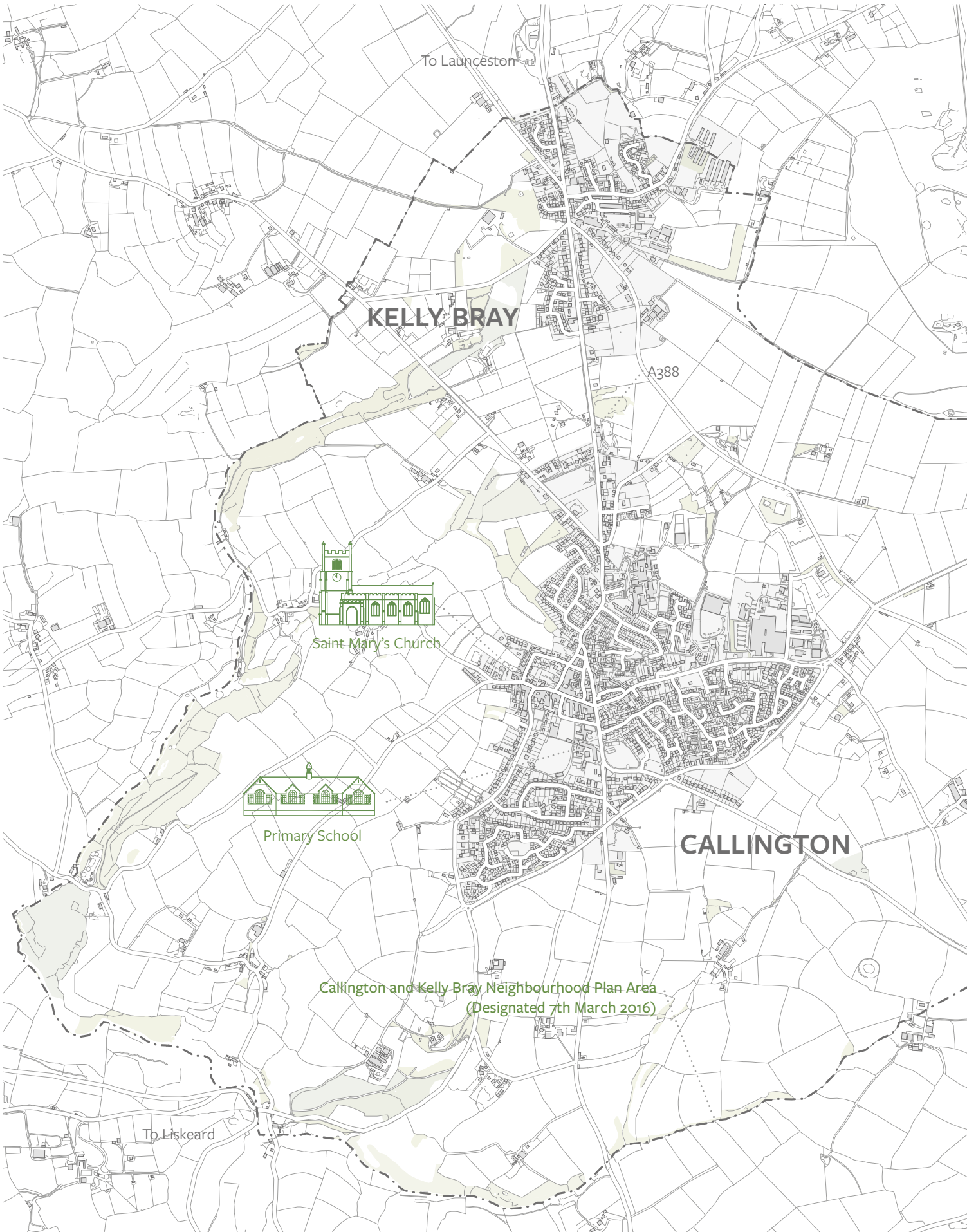
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# Background

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Our Vision for Callington and Kelly Bray





# Introduction

The guide has been developed so that it can be read alongside the Cornwall Design Guide.

This design guide has been prepared on behalf of Callington Town Council in support of the Callington and Kelly Bray Neighbourhood Plan. The document elaborates on Policy 1 – Better Design of the plan, which aims to improve the quality of the design of development in the Plan area.

The guide has been developed so that it can be read alongside the Cornwall Design Guide – the structure of the guidance has been shaped to enable this. The document does not repeat guidance within other plans but rather focusses on matters that are particular to Callington and Kelly Bray.

The guide seeks to improve the quality of future developments in Callington, raise awareness of the importance of good design and encourage maintenance of the natural and built heritage.

The Cornwall Design Guide was adopted in December 2021 and aims to support the Cornwall Local Plan. It provides a guide to delivering high quality places to live in Cornwall. The document takes a new approach for design guidance in Cornwall. It follows the same formatting as the National Design guide by using 10 characteristics of good design and links to the new National Model Design Code.

An important aim of the Callington and Kelly Bray Design Guide is to give a detailed guide to the character of a town, identify the specific nature of the buildings and landscape that makes the town distinctive and set out recommendations on how to encourage new development of high-quality design that enhances and complements what already exists.

The document aims to support the Cornwall Design Guide by providing

analytical observation of local character that will inform future design processes to create high quality places with a strong local identity.

## **POLICY 1 – Better Design**

*New development in Callington and Kelly Bray should be designed to the highest quality and of an appropriate density for the area. This is particularly important for proposals of a significant scale or importance because of their civic prominence or role in the locality – these should be given particular scrutiny.*

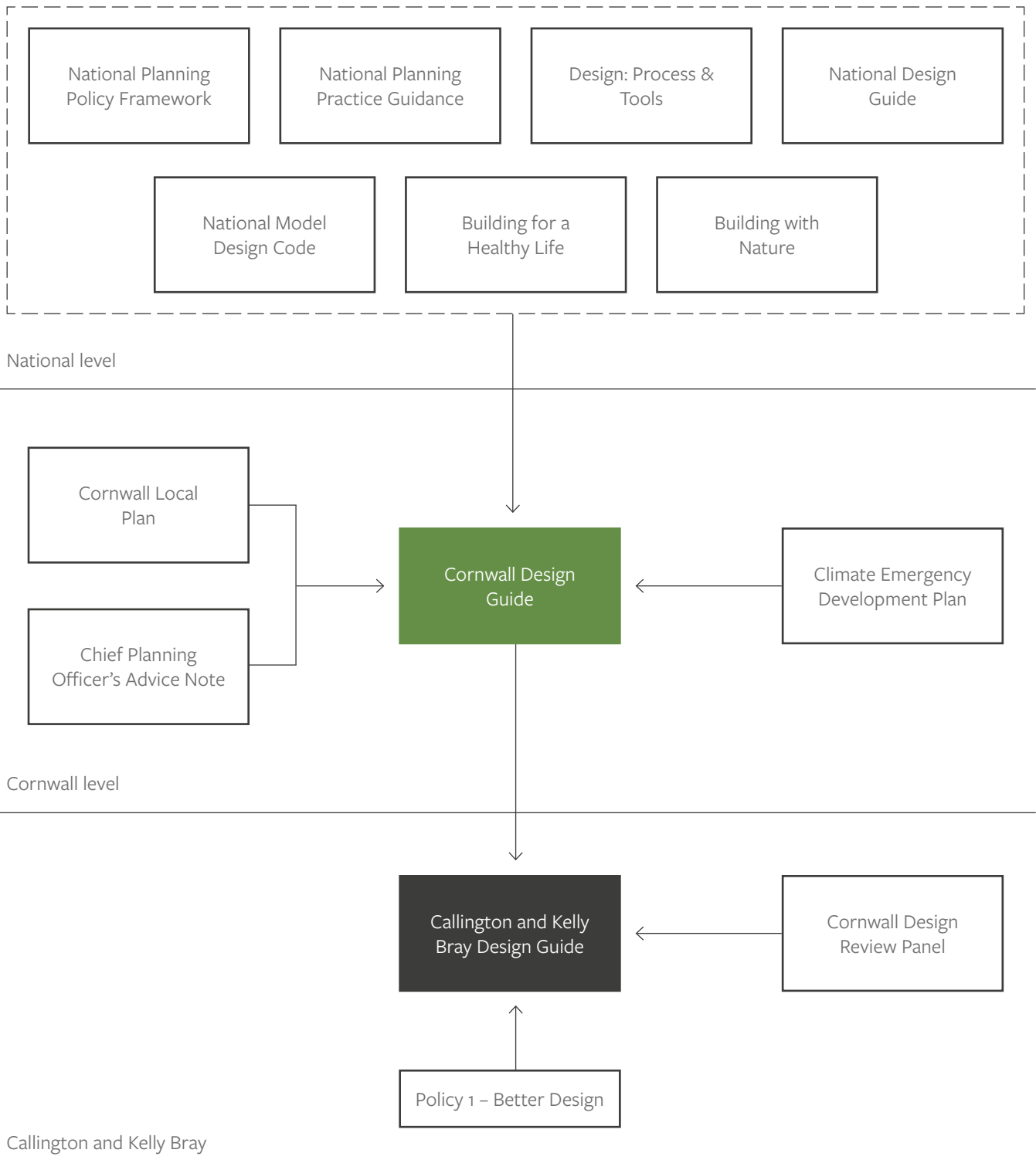
*This Neighbourhood Plan establishes a new benchmark for quality and as such represents the importance placed on design by the people of the area identified by the community in the preparation of the Plan.*

*High quality design for the area must: contribute positively to overcoming the Climate Emergency; have very good sustainability credentials; be flexible and adaptable - future proofed; reflect, preserve and enhance the local landscape and build character that sets the area apart from other areas; and be well-considered and composed, of its time and locally distinctive to Callington and Kelly Bray.*

*Quality design should be applied to all forms of development: new buildings; the conversion and extension of existing buildings; public realm schemes; and transport and other infrastructure projects.*

*Applications for new development should demonstrate how the specific guidance in the Callington and Kelly Bray Design Guide, the Cornwall Design Guide and Chief Planning Officer's Advice Note on Good Design in Cornwall has been considered and is reflected in the design.*





Relationship of Callington and Kelly Bray Design Guide with the Cornwall Design Guide and local, national policy guidance

# Fit with other design guidance

The Callington and Kelly Bray Design Guide has been shaped to fit within a wider hierarchy of planning and design guidance all of which is aimed at improving the quality of design in development throughout England and Cornwall. The guide has been prepared to complement this array of guidance rather than repeat advice which is well considered elsewhere.

At the national level important design context is provided by the National Planning Policy Framework, National Planning Practice Guidance, Design: Process and Tools, the National Design Guide and the National Model Design Code. This policy and guidance is supported by specific advice provided by Building for a Healthy Life, Streets for a Healthy Life and Building with Nature – all of which are supported by Cornwall Council as measures of design quality.

For Cornwall, the Cornwall Local Plan, the Climate Emergency Development Plan Document, the Cornwall Design Guide and the Chief Planning Officer's Advice Note: Cornwall Council Interim Planning Guidance – Good design in Cornwall provide a robust backdrop.

For Callington and Kelly Bray this Guide sits alongside the emerging Neighbourhood Plan and in particular Policy 1 – Better Design.

Cornwall also has its own Design Review Panel. For civically important development proposals in the Callington and Kelly Bray area Design Review is supported.

The content of Callington and Kelly Bray Design Guide has been collated so that it fits with this wider backdrop of design guidance. Its focus is therefore on issues of character that are specific to the locality.

*Note: The design guidance context is often subject to change/update and new advice is emerging on specific matters as this guide is being produced.*

Callington and Kelly  
Bray Design Guide



**Part one: Context, Identity and Built Form**

1. Context

2. Identity

3. Built form

**Part two: Development principles and proposal sites**

Design guidance for proposal  
sites in the Callington and Kelly  
Bray Neighbourhood Plan



**Policy 9**

Land West of Florence  
Road, Callington

**Policy 10**

Land South of Station  
Road, Kelly Bray

**Policy 11**

Land North of Saltash  
Road, Callington

# About this document

This design guide has been prepared so that it fits within the wider hierarchy of design guidance that exists within England and in Cornwall.

Specifically, it is structured so that it focusses on issues that make Callington and Kelly Bray distinctive when compared with other parts of Cornwall. It aims to make the Cornwall Design Guide relevant to Callington and Kelly Bray.

Whilst the National Design Guide and Cornwall Design Guide provide guidance on 10 key themes that contribute to a 'well-designed place', this guide concentrates on the first 3 of these – Context, Identity and Built Form. These are the themes where it is most possible to draw out the local character of Callington and Kelly Bray – they concentrate on issues of character. This is not to underplay the importance of the other themes (Movement, Nature, Public spaces, Uses, Homes and buildings, Resources, Lifespan) but rather to avoid unnecessary repetition where design guidance already exists.

The Callington and Kelly Bray guide is divided into two parts. Part one deals with guidance on Context, Identity and Built Form and Part two provides specific design guidance in relation to the three main allocated sites from the Neighbourhood Plan.

## **Part one: Context, Identity and Built Form considers the following:**

**Context** – definition of character areas within the Neighbourhood Plan area – including advice on design process.

**Identity** – a review of local building traditions, views and landmarks, cultural identity, landscape, trees and hedgerows that are distinctive to Callington and Kelly Bray – including guidelines for development.

**Built Form** – a review of built form in more detail including locally distinctive materials and how topography is typically handled including guidelines for development.

## **Part two: Development principles and proposals sites - provides design guidance for all applications including the following proposals sites:**

Policy 9 – Land west of Florence Road, Callington/ Policy 10 – Land South of Station Road, Kelly Bray and Policy 11 – Land North of Saltash Road, Callington.

A simple navigation bar used at the bottom of each page so you know where you are in the document.

Part one	1.1 Context			1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5		P9	P10	P11

## Process guide

The table below provides a summary of our recommended approach in terms of Context appraisal/Design/Formal Planning/Delivery.

Phase	Community engagement	Design & implementation	Planning engagement
1. Context Appraisal	Pre-application community engagement/Cornwall Council engagement. what exists? what is needed? what is wanted?	Context Appraisal. Pre-purchase assessment of site, surroundings and NP. Inform viability and site price.	Review planning policies and Cornwall Council guidance.
2. Design	Pre-application community engagement/Cornwall Council engagement/Community Network Panel/Events.	Establish design principles and masterplan.  Engage with Design Review Panel.  Detailed design stage.	Pre-application advice service  Planning  Other teams e.g. Transport
3. Formal Planning	Statutory Consultation /Cornwall Council engagement/Community Liaison Panel/Events	Planning application preparation and submission  Submission of details to satisfy planning conditions	Validation Internal consultation Formal decision making
4. Delivery	Community Liaison Panel/Cornwall Council engagement /Events/satisfaction surveys	Construction & adoptions  Ensure Implementation of standards Occupation/ post- occupation/ maintenance  Long term stewardship	NB material scheme amendments likely to trigger earlier consultation and design stages



# Design process

Following an appropriate design process that ensures suitable levels of contextual analysis to understand local issues and proper consultation and engagement generally underpin successful design. The Cornwall Design Guide provides a helpful reminder of key considerations to be taken account of in developing a project process – Community Engagement, Design and Implementation and Planning Engagement.

The Callington and Kelly Bray Design Guide supports this advice and recommends that developers and their designers ensure that proper process is followed (please refer to the table opposite).





# Golden threads

The Cornwall Design Guide sets out four 'Golden Threads' that run through all advice – the threads concern – Environmental growth and nature recovery; Health and wellbeing; Inclusivity; and Resilience to climate change.

Just as these 'Golden Threads' underpin the Cornwall Design Guide they also underpin the Callington and Kelly Bray Design Guide.

## **Environmental growth and nature recovery**

Environmental growth and nature recovery go beyond the protection of a small proportion of our most important landscapes or biodiversity. It seeks to actively increase our environmental assets and make better use of nature for drainage, food growing and creating great places to be. All new development must help nature to recover, achieve biodiversity net gain and ensure that residents have access to good quality green and natural spaces and support integration.

## **Health and wellbeing**

The environment that we create and manage should support achievement of better quality lifestyles through the places where we live, meet and play. The design of new layouts and communities should include active, connected and healthy places to live with opportunities to grow our own food and to walk or cycle to work and local facilities.

## **Inclusivity**

A successful community leads to nobody being unfairly disadvantaged. New buildings and places must work for everyone, meaning that all ages and physical abilities are able to call Cornwall home and to be included in society. Developments that are comfortable and safe places for children will also be great places for adults. Equally, additional measures to help meet needs of those with limited movement, cognitive or sensory issues and our older community members will also help to make life easier for all residents.

## **Resilience to climate change**

Cornwall Council has recognised that our future living environment will be impacted by and can influence climate change. We must ensure that the natural and built environment are resilient to change and help to reduce our carbon footprint, both in terms of the operation of the building (including heating, lighting and ventilation) as well as the fabric of the building (considering low carbon materials, construction and transportation) and the way that we access buildings and places.



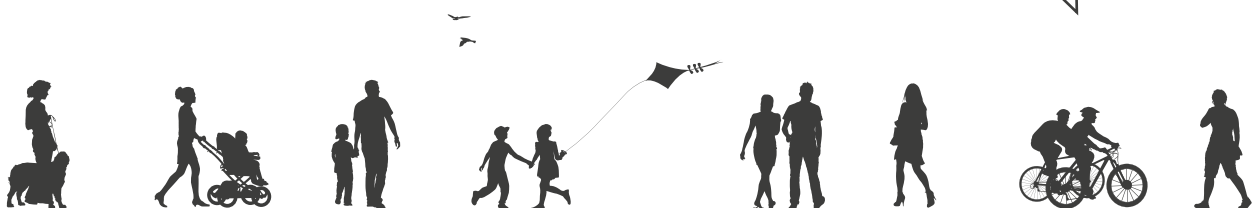
## Our Vision for place in Callington and Kelly Bray

How places are designed and how they work matters - places shape lives.

New buildings and places in **the Callington and Kelly Bray area** will be sustainable, accessible to help us get around and interact and reflect the needs of our **community**. They will reflect the distinctiveness **of the settlements** fusing together our unique historic, landscape and cultural **identity**.

Importantly, development will look to both the existing and future needs of residents helping us to **do our bit to support Cornwall** in becoming the first zero carbon region of the UK, utilising net carbon technology, resilient materials, supporting active and sustainable travel modes as a default and applying flexible design approaches which will enable people to start well, live well and age well in **Callington and Kelly Bray**. Our approach to design will create a community with a legacy that we can all be proud of and which will serve our children well into the future.

Note: This vision for place has been adapted slightly from the vision in the Cornwall Design Guide so that it is specific to Callington and Kelly Bray.





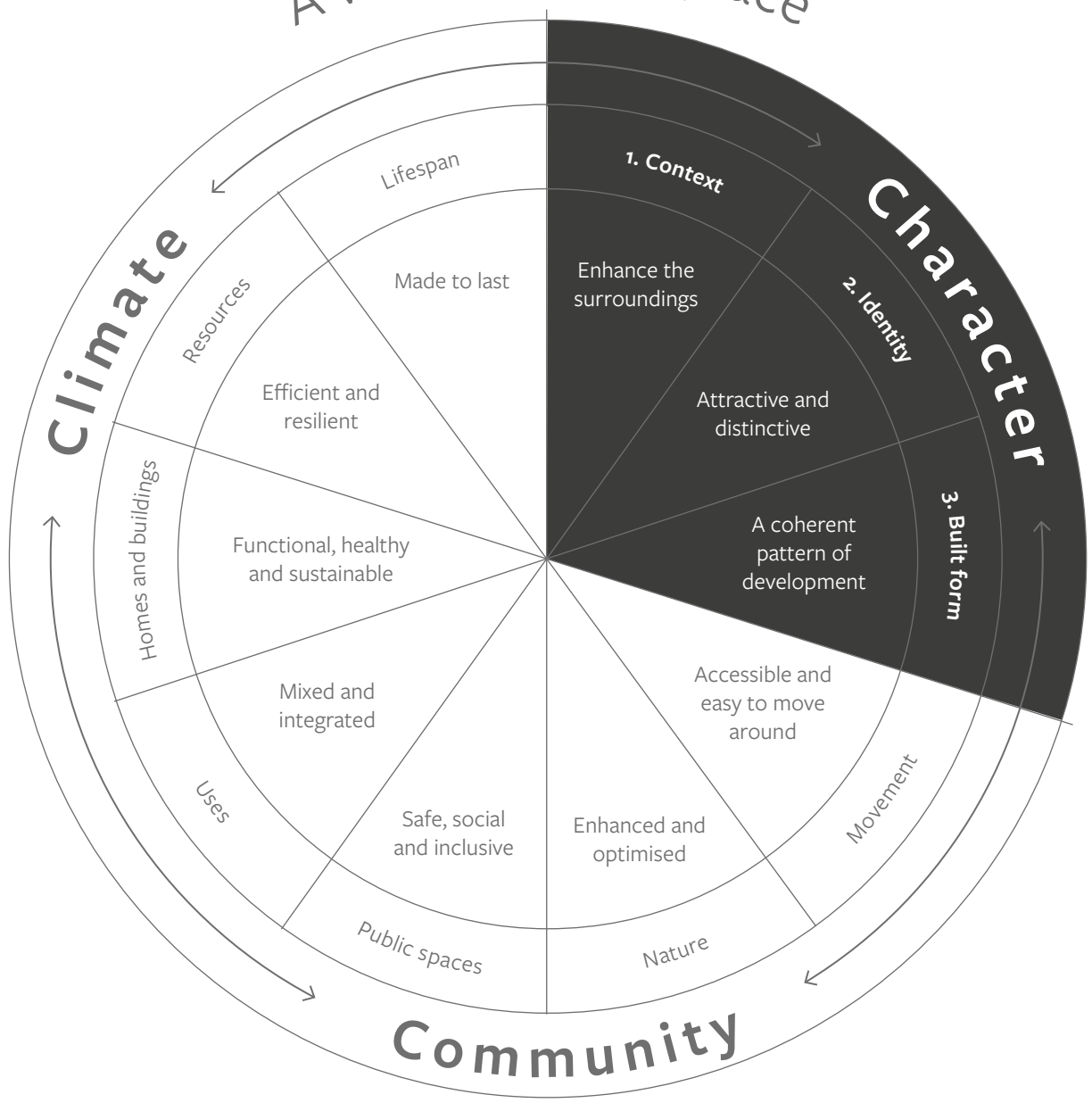
Part one:

# Context, Identity and Built Form

Making the Cornwall  
Design Guide relevant to  
Callington and Kelly Bray

Part one	1.1 Context	1.2 Identity	1.3 Built Form	Part Two	2.1 Proposal sites											
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5	P9	P10	P11

# A well-designed place





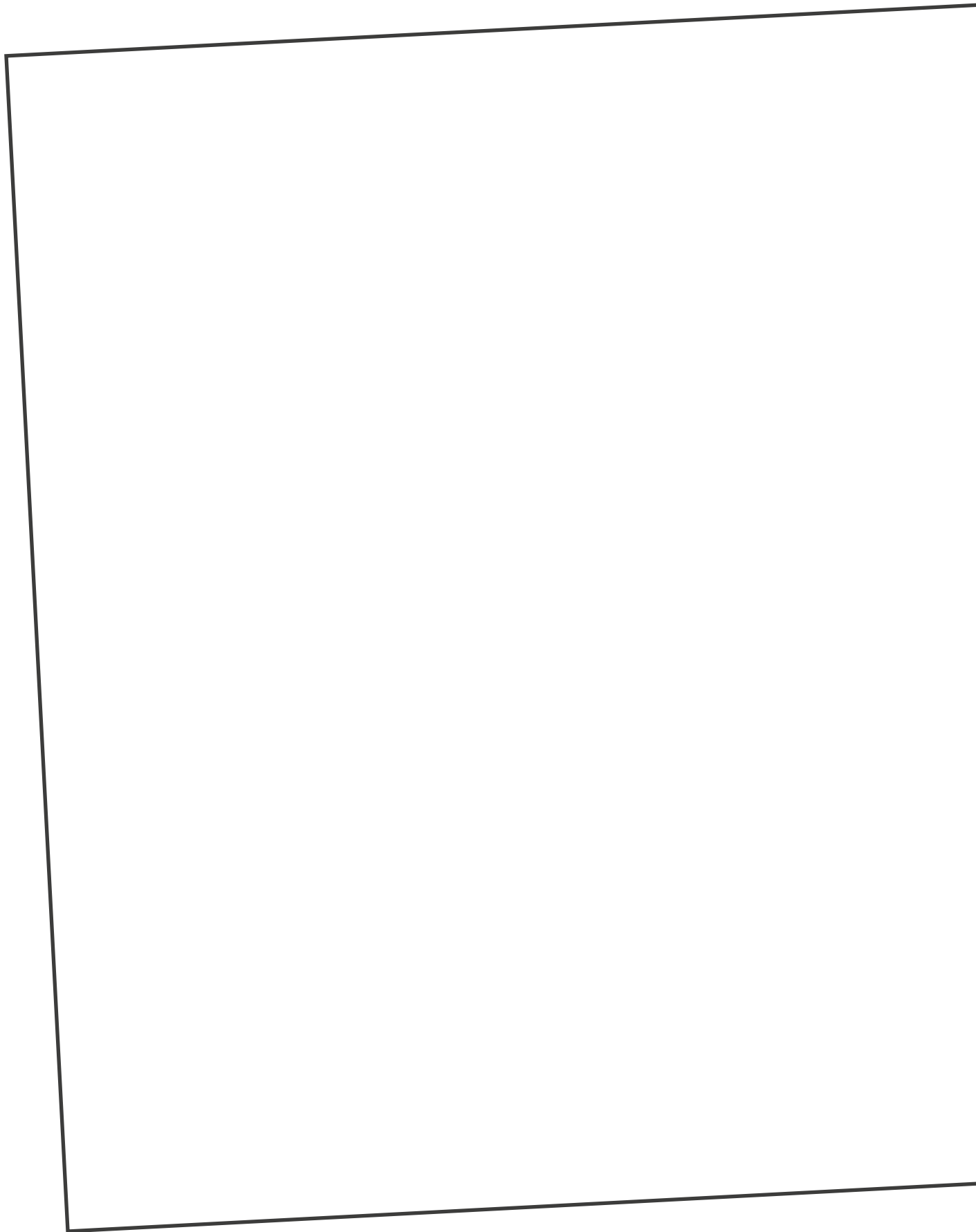
# 10 Characteristics of good design

The National Design Guide and in turn the Cornwall Design Guide identify 10 characteristics of good design. Whilst all characteristics contribute to good design – and will be important considerations in Callington and Kelly Bray, the first three, more so than the others, are particularly relevant to the area of Cornwall in which they are being reviewed – these focus on the character of place. As such, this design guide drills down, in part one, further into; 1 Context, 2 Identity and 3 Built form, so that the guidance in relation to these issues is directly relevant to Callington and Kelly Bray.

**1 Context**  
**2 Identity**  
**3 Built form**

Movement  
Nature  
Public space  
Uses  
Houses and buildings  
Resources  
Lifespan

Part one	1.1 Context	1.2 Identity	1.3 Built Form	Part Two	2.1 Proposal sites
	1.1.1 1.1.2 1.1.3	1.2.1 1.2.2 1.2.3 1.2.4 1.2.5	1.3.1 1.3.2 1.3.3 1.3.4 1.3.5		P9 P10 P11



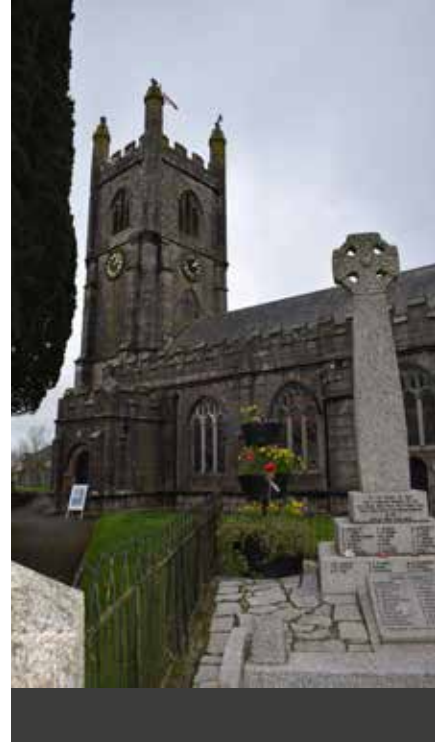
## Part one:

# 1.1 Context

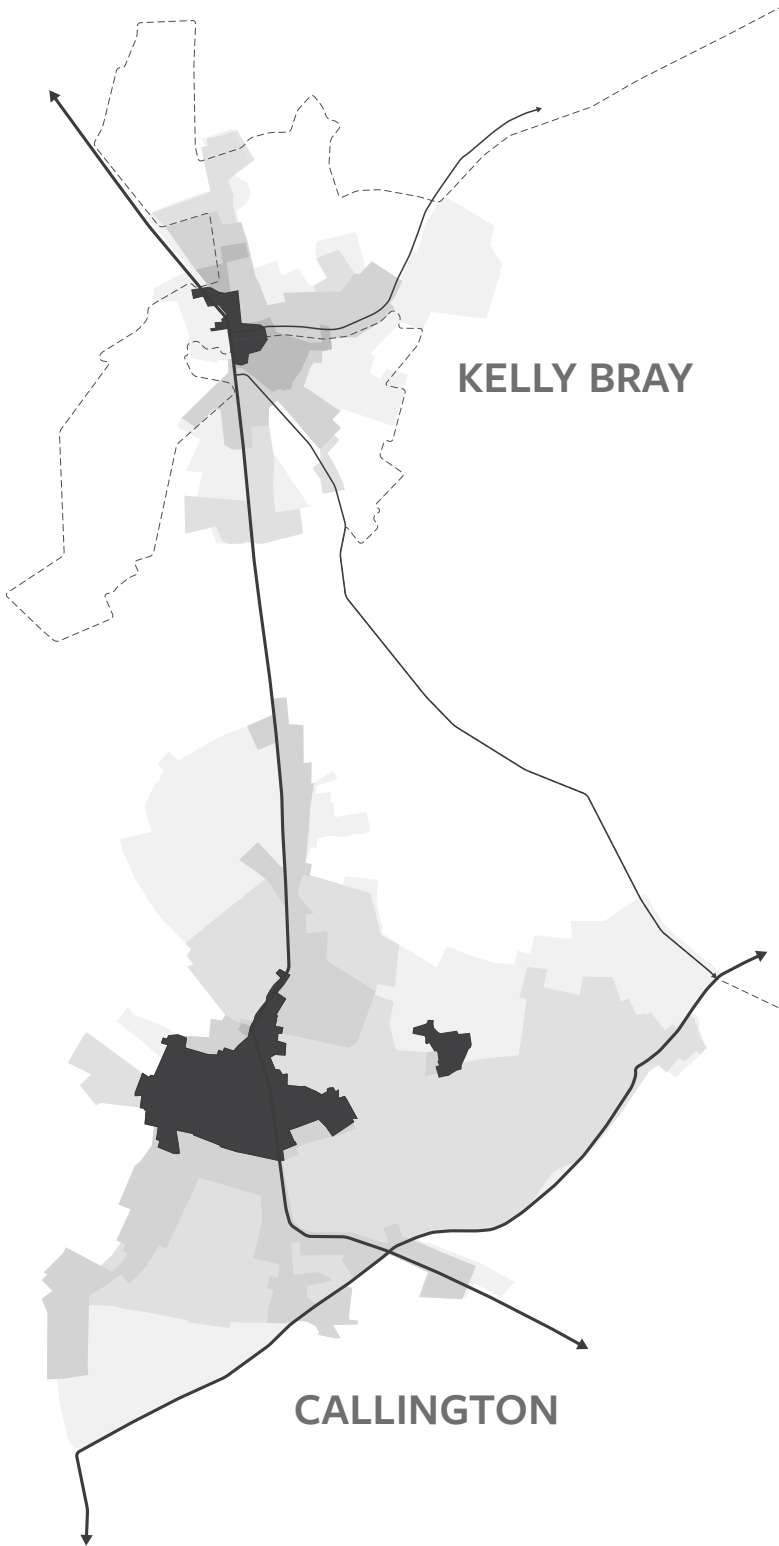
This section of the guide defines those areas of Callington and Kelly Bray that make it unique and as such those characteristics that developers should bear in mind when considering the design of their projects.

As with most settlements, there are areas of Callington and Kelly Bray that do not necessarily reflect local building style or tradition. Consequently, the guide does not focus on areas of post - war development that is generally fairly common in design in other places. Instead, the guide identifies the historic core of the town, parts the village of Kelly Bray and parts of the rural fringe as displaying traits that can be identified as quintessentially local to the Neighbourhood Plan area.

The Context section also provides advice on design process to assist developers in giving their schemes the best chance of success – this concerns design review, associated guidance and community engagement.



# 1.1 Context



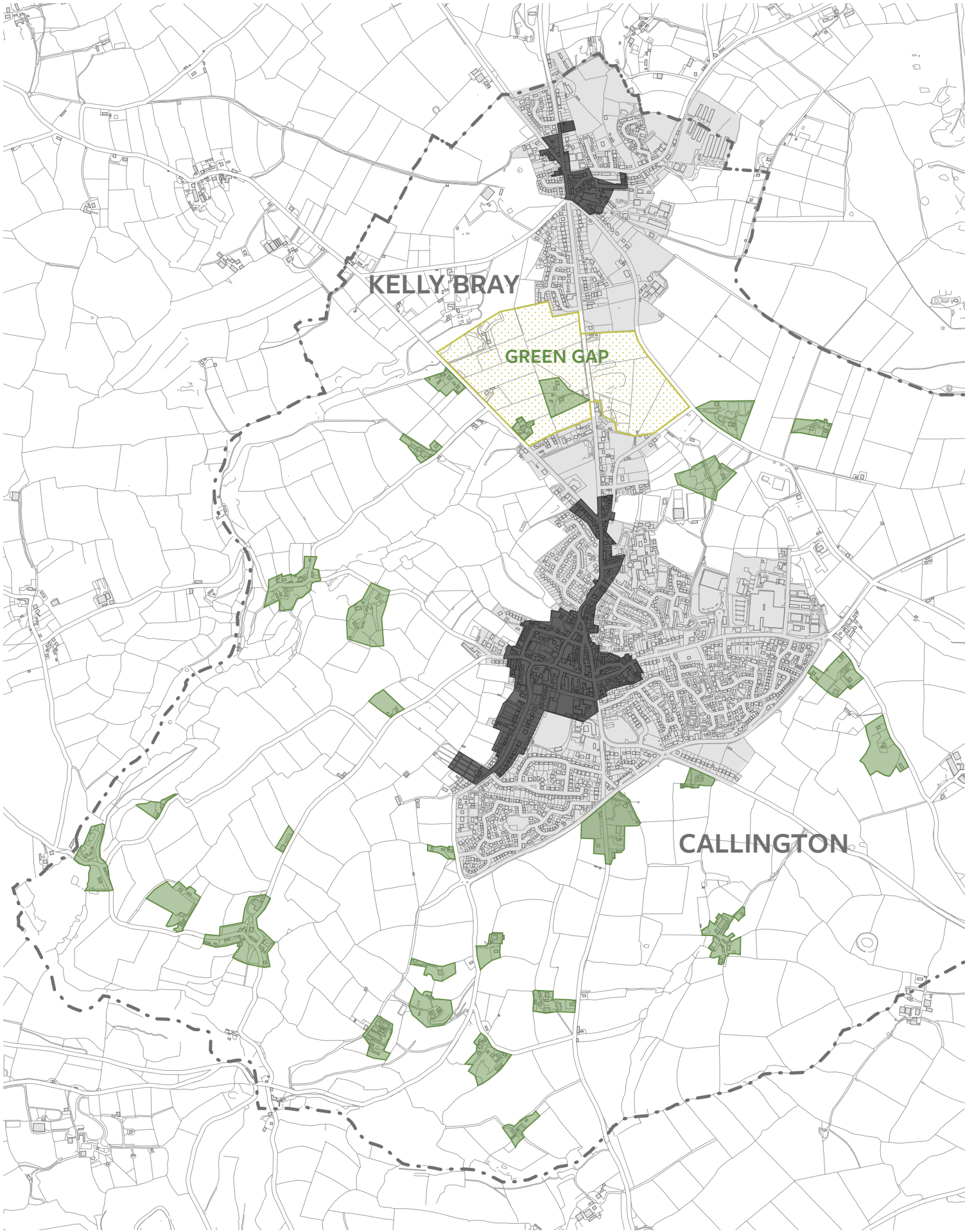
The historic evolution of Callington and Kelly Bray helps us to understand and identify those parts of the area that best represent local building styles and traditions. Whilst the older historic cores of the town and village provide some evidence of what sets development in the area apart from other parts of Cornwall and the UK, more recent development from the post-war era to today is generally less representative.

Historic Development Plan

- 1880s and earlier
- 1900s
- 1950s
- 1980s
- 2020s
- World Heritage Site

Part one	<b>1.1 Context</b>			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11



KELLY BRAY

GREEN GAP

CALLINGTON





# 1.1 Context

Callington and Kelly Bray has three distinctive areas of character - the town centre, village and rural fringe. Each representing a different scale of settlement. The built areas generally have a close visual relationship with the surrounding and undulating Cornish landscape. Kit Hill to the east is a prominent landscape feature that rises up above the area and has a strong presence in the locality.

Much of the rural hinterland around the town and village falls within the Tamar Valley Area of Outstanding Natural Beauty (AONB). The core of Kelly Bray and its fringe fall within a UNESCO World Heritage site, designated as a 'cultural landscape' as part of the 'Cornwall and West Devon Mining Landscape'.

## Town centre

The town centre includes the historic core of Callington and principal historic routes into the centre on Fore Street, Church Street and Back Lane. This is the civic heart of the area and is characterised by a tight grain of historic streets dating back to the 16th century and before when the town was an important mining town.

## Village

Kelly Bray is about one mile north of the centre of Callington and is separated from the town by a landscape break. Whilst the village core has been consumed by more recent development, the historic core remains discernible as do modest nineteenth and early twentieth century dwellings around the core and on the main roads through the village.

## Rural Fringe

The distinctive rural fringe includes small pockets of development either on the edge of Callington or Kelly Bray in the gap between the two or in the open countryside. There are numerous examples of small rural built clusters that reflect the local historic vernacular – some are listed. This character type includes barn complexes, agricultural small holdings and small pockets of rural housing.

## Other areas

The settlements are of course bigger than the three identified areas. The wider areas contain housing and other amenities that are important to the life of Callington and Kelly Bray. Much of the development in these areas is not designed in a way that is distinctive to the locality.

- Neighbourhood Plan Area
- Town Centre
- Village
- Other areas
- Rural fringe
- Green gap

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
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# 1.1 Context



## 1.1.1 Town Centre

The shape, scale and character of the town core of Callington is directly related to its ancient roles including an important market and mining town and wool centre. The main streets in the centre create the framework for the buildings. The focus of the centre lies within and around the triangle created by the intersections Fore Street, Church Street and Back Lane.

Launceston Road Tavistock Road, Saltash Road and Liskeard Road are important connections that link the historic core to surrounding towns in the locality – north, east, south and west respectively.

Fore Street is the principal street in the town and is the civic focus. The street runs east – west, deflects and then widens at its western end where Saint Mary’s church and the entrance to the pannier market are. Fore Street is characterised by long terraces of mainly three storey buildings – this creates strong enclosure to the street. Most buildings have retail accommodation on the ground floor with homes above.

Other streets in the centre of town have buildings that are 2-3 storeys and generally sited at the back of the pavement as the buildings on Fore Street are.

The distinctive shape and scale of the historic core is reinforced by architecture that is simple and robust representing a local vernacular style. The use of a consistent and simple palette of materials on the buildings helps to reinforce this character. Prevailing materials include, painted render, slate hanging, painted slate hanging, grey slate roof coverings and the use of Cornish granite on some of the more civically important buildings such as the church and other buildings on Church Street.

Whilst the streets in the centre are generally hard in appearance, this is softened by mature tree planting around the church adding a splash of green to Fore Street and views and glimpses out to the greenness of the surrounding countryside.

The terrain rises up from north to south (up Church Street, Well Lane and Back Lane) towards Fore Street.

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
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# 1.1 Context



Figure ground plan of the Town Centre.

Part one	1.1 Context			1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5		P9	P10	P11



# 1.1 Context



## 1.1.2 Village

The village of Kelly Bray has a quite different character to the historic core of Callington, reflecting a different role historically. Kelly Bray was a village within the ancient mining landscape and the location of Callington Railway Station – the relationship of the town and the village has always been entwined.

Today the historic centre of the village is surrounded and intermingled with modern development which tends to dominate its appearance. It is still possible however to discern some of the characteristics of the old village that give it a unique personality.

The roads through Kelly Bray to a large extent define its structure. The intersection of Stoke Road and Launceston Road – site of the Swingletree pub reads as the centre of the village. There is a small cluster of nineteenth century and earlier houses that define this junction.

There are also some older terraces that front on to Stoke Road just to the north. Between the clusters of housing the village has open areas with some mature trees. This creates an open green feel and a lack of enclosure. The feeling of openness is reinforced by views out to the surrounding countryside.

Historic development is generally two storey and fronts onto the main streets – some detached houses are perpendicular to the streets.

The houses are mostly painted render or painted stone under grey slate roof coverings. There are exceptions to this, including the red brick faced building near the Swingletree. Historic houses are typically simple in design representing local building traditions with their eaves to the street and chimneys.

There are some late Victorian houses that have slightly more decorated frontages including gables to the street – there are some examples of these around the centre of the village but more on the north side of Station Road.

Moving away from the core of the village to the south, Launceston Road, Florence Road and Redmore Road are mainly characterised by bungalows that are set back from the road in gardens. Around the edges of the village and in the green gap between Kelly Bray and Callington there are small historic development clusters – including one off homes, small holdings and agricultural buildings.



# 1.1 Context



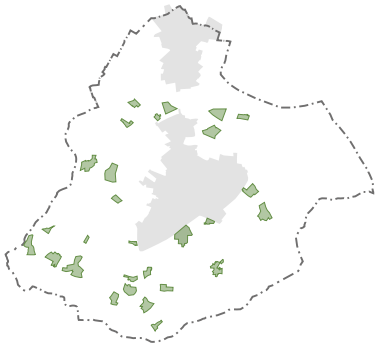
Figure ground plan of the Village.

Part one	1.1 Context		1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4		1.3.5	P9	P10





# 1.1 Context

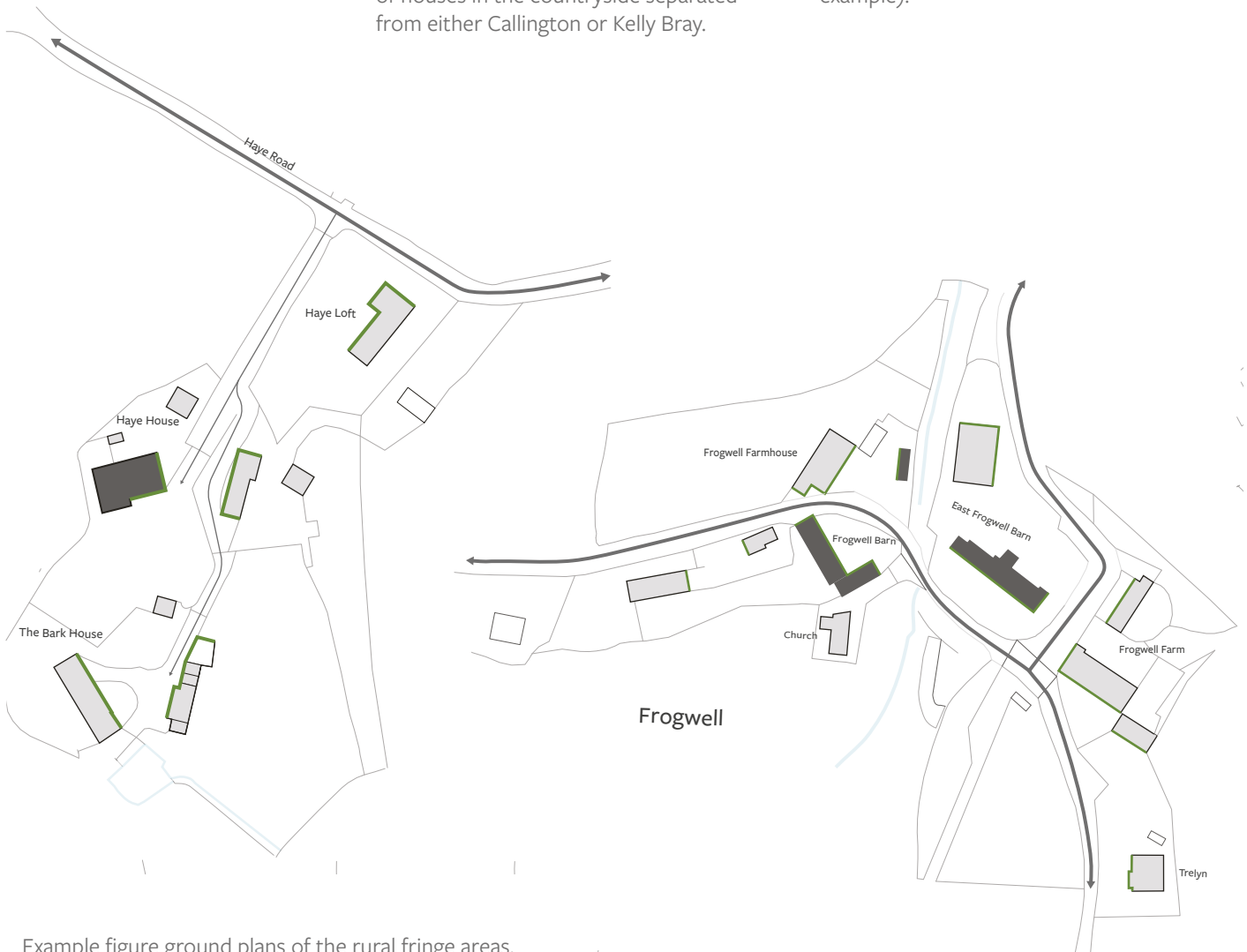


## 1.1.3 Rural fringe

The third development type that has been identified as being distinctive to the Callington and Kelly Bray area represents rural buildings and small clusters of buildings that fall outside of the main town or village or are located on the fringes of the main settlements. Often these buildings have been built for agricultural purposes – including barn groups for example. There are also examples of individual houses or clusters of houses in the countryside separated from either Callington or Kelly Bray.

This guide does not identify all examples but rather points to this building typology as being part of the character of the area.

Buildings in the rural fringe often represent local building traditions in their most simple and robust vernacular style. Typically, buildings that are designed to be fit for purpose using locally available stone and slate. The stone is often quite rustic and not dressed unlike some of the larger houses that are found in the centre of Callington (in Church Street for example).



Example figure ground plans of the rural fringe areas.

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
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# 1.1 Context - Design Guidance

## Character areas and design

The Context section of the design guide identifies the main elements of the area that make it unique from other areas. These have been categorised under three distinct character areas or types – these define the context. Character areas are - Town Centre, Village and Rural Fringe.

As the design of development proposals are being initiated, it will be important that the appropriate local characteristics are considered by designers. The type of development proposal will determine which guidance is appropriate in each case.

Generally, for urban development, the town centre guidance will provide important cues, for development in the village, guidance about Kelly Bray and for development in a more rural context or on the fringes of the main settlements guidance about the rural fringe will apply.

Sometimes it will be appropriate to apply guidance from more than one of the character types – for example in larger developments where different characters might be appropriate.

Guidelines in the Identity and Built Form section of this guide provide important information to be taken account of by developers. This is in addition to design guidance on other topics within the Cornwall Design Guide and other relevant policy and advice.

## Design review, guidance and recognition

To provide a basis for achieving better design developers are encouraged to have regard to the following:

### Cornwall Council

Seek pre-app advice from Cornwall Council throughout the design process.

### Design review

Engage Cornwall's Design Review Panel (or equivalent). Developers of schemes that are large, complex, civically important or located in sensitive locations should liaise with Cornwall Council as early as possible in the design process to undertake specialist design review.

### Design checklists

Review scheme design in relation to this guide, the Cornwall Design Guide, Building for a Healthy Life, Building for Healthy Streets or Building with Nature criteria.

### Awards

Celebrate high quality and innovative schemes through submission for landscape and architectural design awards at local, regional and national level.

## Community engagement & collaborative design

Community engagement is an important part of understanding local context and should be undertaken as early as possible in the design and development process. Developers are encouraged to have regard to the following:

### Community engagement

Engage with all parts of the community including hard to reach groups.

### Throughout design process

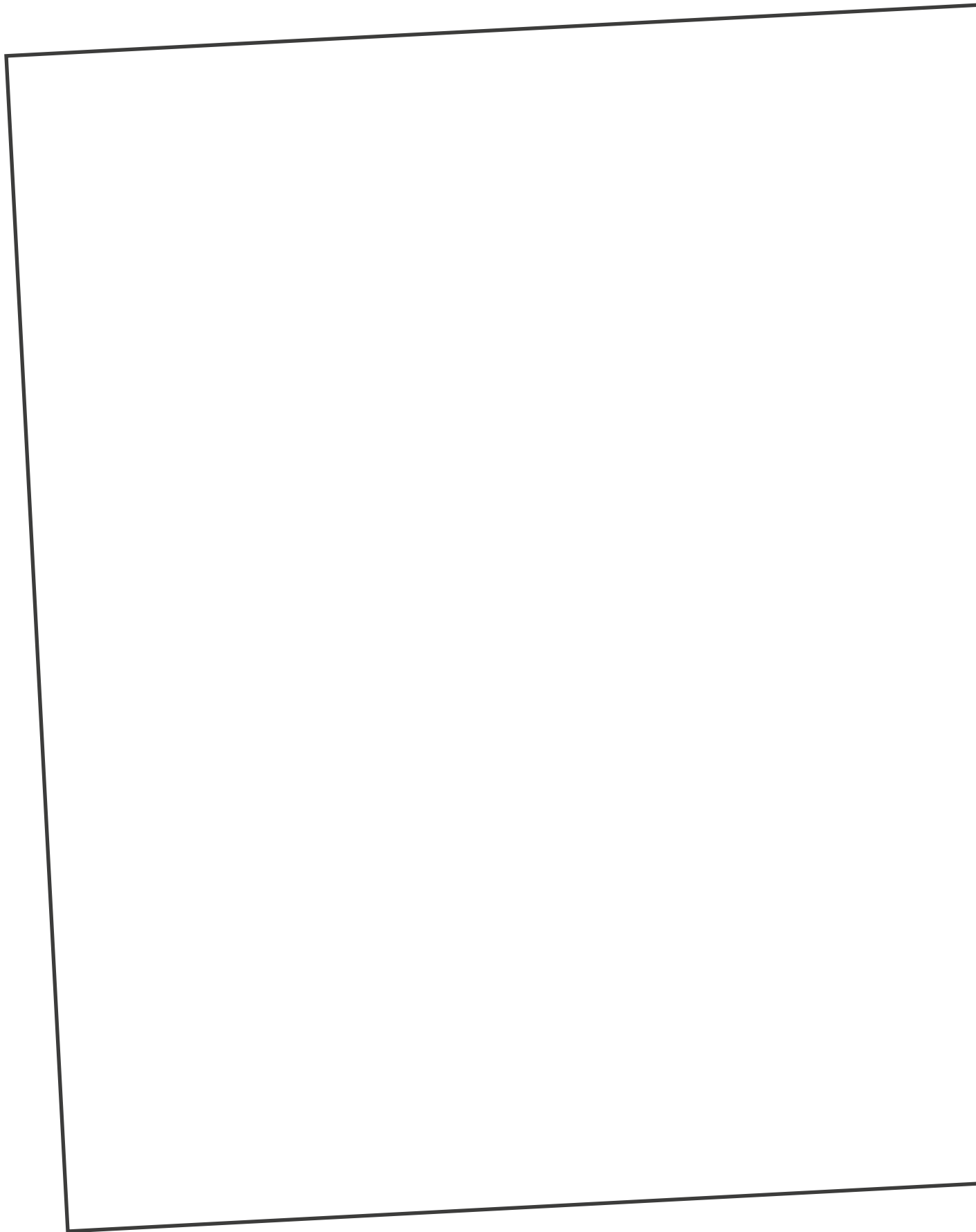
Liaise with people in the community at key stages in the design process – including early and active discussions.

### Record consultation

A statement of community involvement should accompany a planning application to demonstrate how the community has been involved in design development and how the design was shaped as a result.

### Town Council

Liaison with Callington Town Council should take place - fit with the Neighbourhood Plan and this design guide will be important points of discussion.



## Part one:

# 1.2 Identity

This section of the guide reviews the identity of the three identified character areas in more detail and provides guidance to developers about some of the main characteristics for each that they should have regard to.

The Identity section provides a review and guidelines for development on:

- Celebrating Cornish Heritage - local building traditions, views and landmarks, cultural identity in Callington and Kelly Bray
- Landscape and Natural Heritage – landscape issues, local climate and trees and hedges in Callington and Kelly Bray.



Building heights

Materials



Materials

3 storey at varying heights

Craft



Slate hanging

Roof forms

Roof forms and scale



Varied building heights

Roof forms

Local craft

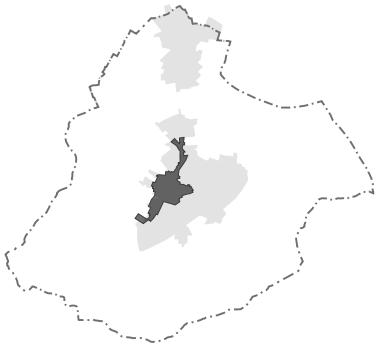


Detail

Materials

Materials

# 1.2 Identity - Celebrating Cornish Heritage



‘Cultural distinctiveness is not static, and neither is it based on the past alone, but goes on developing as society changes and grows.’

Cornwall Council’s Distinctiveness Toolkit

## 1.2.1 Local building traditions

### Town centre – general (more detail provided in the Built Form section)

#### General character

The town centre is characterised by a tight urban environment based around a historic street plan. Fore Street is the main civic street. It is on an east-west contour. Other noteworthy streets include Church Street, Back Lane, Liskeard Road and Well Street. Terrain climbs from the north towards Fore Street. Some listed buildings.

#### Scale

Streets comprise 2 and 3 storey buildings which create strong enclosure to the street. They are generally located at the back of pavement and set within terraces. Some variation in building heights – creating variety but generally not significant change.

#### Uses

A variety of civic and commercial uses. One-off buildings such as Saint Mary’s church, the pannier market, pubs, town council. Many of the buildings have retail on the ground floor and residential and/or storage above.

#### Elevations

Generally vertical emphasis in window openings (mostly rectangular but some arched/ segmental arch) and some variation in fenestration patterns along streets (some symmetry/ some asymmetry. Some terraced groups with more consistent rhythm. Individual building widths provide distinctive rhythm along streets.

#### Roof form

Typical eaves to street often clipped and large chimneys. Some hips but gables, dormer windows and other roof forms are quite rare in the centre – variations at end of terraces. Grey slate roof coverings. Roofscape a feature of the town.

#### Details

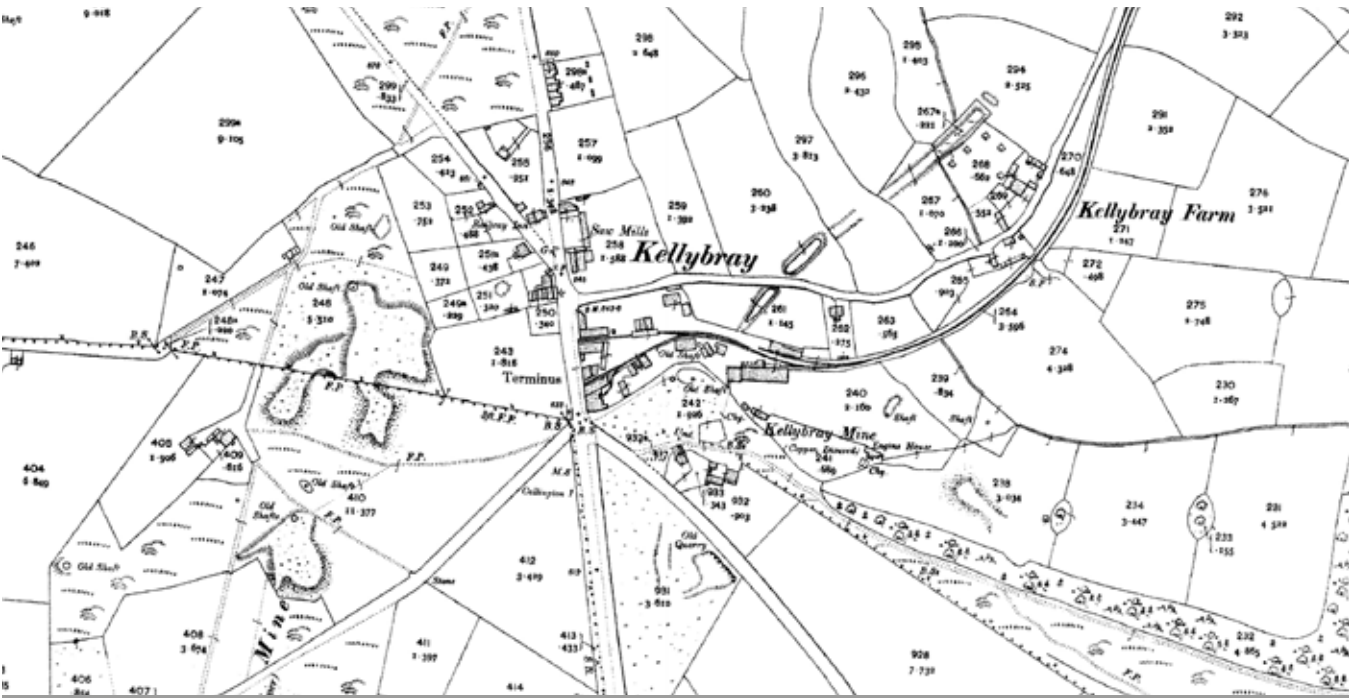
Buildings are characterised by their simplicity in the main displaying local vernacular. Later Victorian frontages, historic shopfronts and civic buildings show more decoration in windows/ architectural detail for example. Rainwater goods prominent and some good metal retained. Boundary and retaining walls are typically in local stone.

#### Materials

Simple palette. Prevailing materials include, painted render, slate hanging, painted slate hanging, painted stone, grey slate roof coverings and the use of dressed granite on some of the more civically important buildings such as the church and other buildings on Church Street.

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11



Historic map from 1900





# 1.2 Identity - Celebrating Cornish Heritage



## 1.2.1 Local building traditions

### Village – general (more detail provided in the Built Form section)

#### General character

Kelly Bray is dominated by modern development which has expanded the size of the village. Pockets of historic development remain expressing a little of the original rural village character. 1900 map indicates a tighter village core. Village street plan defined by junction of Launceston Road and Stoke Road. Historic terrace on Stoke Road. Victorian extension to town on Station Road – associated with railway. Open views to the countryside around including to Kit Hill which rises up and is a signature feature. Topography rises up from Callington.

#### Scale

Older buildings generally 2-storey in small gardens and mainly parallel to the streets. Some exceptions. Open space between buildings.

#### Uses

Mainly a residential village around the old core. Swingletree Pub an exception. Large modern commercial area to east of centre. A variety of agricultural activities around the fringe of the village and into the green gap with Callington. Modern estates and bungalows that are not particular to the locality – can be found elsewhere.

#### Elevations

For historic buildings simple elevations with windows creating rhythm in terraces where houses were built at the same time. Some Victorian more ornate including gables to the street.

#### Roof form

Typical eaves to street often clipped and large chimneys. Some hips. Gables on some Victorian houses (Stoke Road/ Station Road). Generally, quite plain. Chimneys. Grey slate roof coverings.

#### Details

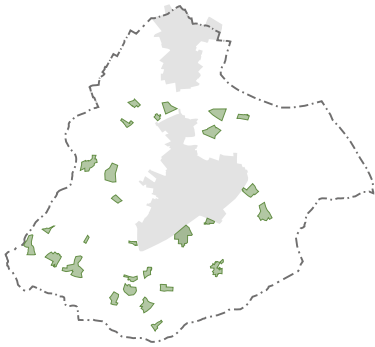
Buildings are characterised by their simplicity in the main displaying local vernacular. More decorative but not ornate on some Victorian houses. Boundary and retaining walls are typically in local stone.

#### Materials

Simple palette. Prevailing materials include, painted render, painted stone, and grey slate roof coverings. One red brick fronted historic building but this is an exception. Metal roofs on some outbuildings.



# 1.2 Identity - Celebrating Cornish Heritage



## 1.2.1 Local building traditions

### Rural fringe – general (more detail provided in the Built Form section)

#### General character

Rural fringe development is scattered across the Callington and Kelly Bray area rather than being contained within either the town or the village. As such each development is individual in design. All are nevertheless rural in character because of their location either on the fringe of Callington or Kelly Bray or in a remote away from these settlements. Low density farmsteads and courtyards. Often farmhouse with associated buildings. Some individual buildings or clusters are listed.

#### Scale

Older buildings generally 1 or 2-storey. Often in small building groups clustered around a space. If farmhouse with ancillary agricultural buildings the house is often 2-storey and barns 1-storey.

#### Uses

Generally agricultural use, former agricultural use such a barn or other. Residential conversions of former agricultural buildings and some cottages.

#### Elevations

Simple elevations that typically have either small openings for residential properties – historic cottages or have larger functional openings associated with original agricultural use.

#### Roof form

Generally, very simple local vernacular. Typically, dual pitch with eaves parallel to main elevations and grey slate roof covering. Often gabled or hipped side elevations.

#### Details

Buildings are characterised by their simplicity in the main displaying local vernacular. Where historic details do exist, they are usually worthy of retention.

#### Materials

Simple palette. Prevailing materials include, painted stone, local stone (often not dressed) and grey slate roof coverings. Some painted render houses. Metal and timber in barns/ agricultural buildings. Ancillary barns or similar often course random stone.

Part one	1.1 Context			1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5		P9	P10	P11



# 1.2 Identity - Design Guidance

## 1.2.1 Local building traditions

In bringing forward development proposals developers should have regard to local building traditions in the Callington and Kelly Bray area. They should:

- Demonstrate how their designs preserve, enhance or reference local building traditions if they affect one of the three identified character areas (Town centre, Village or Rural fringe). In doing so regard should be given to the Local building traditions and Building form sections of this guide – along with other relevant sections.
- In areas outside of the three identified character areas demonstrate how Local building traditional have influenced the design of proposals.

*Note: This does not mean that proposals should slavishly copy historic examples but rather that issues such as general character, scale, form, massing, richness, uses, elevations, colour, tone, detail and use of materials that create local identity are properly considered in the design process.*



The Mustard Seed



Fore Street



Saint Mary's Church Callington



Church Street



Haye Road



Views to Saint Mary's Church



Views to Saint Mary's Church



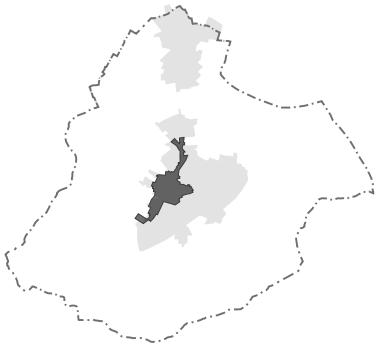
Views to Saint Mary's Church and Kit Hill



Views to Kit Hill



# 1.2 Identity - Celebrating Cornish Heritage



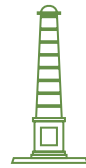
## 1.2.2 Views and landmarks

### Town centre

The core of the town is characterised by a number of distinct civic buildings which perform a landmark role in the townscape. Some are landmarks because of their distinctive role in the life of the town (town council/ pannier market/ local pubs), some due to their architectural quality (granite buildings on Church Street) and some for both of these reasons (Saint Mary's Church).

There are glimpse views in the town of the landmark buildings and some are framed along key viewing corridors. Some landmarks such as the Saint Mary's Church are visible from further afield and are important in shaping the appearance of the town centre.

As well as landmarks and views within the town centre, there are also distinctive views from within the centre to the surrounding countryside and most particularly to Kit Hill which rises up to the east and is a signature of the locality – topped by its distinctive mine chimney.



Views to Kit Hill and its mine chimney



Part one	1.1 Context		1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4		1.3.5	P9	P10





# 1.2 Identity - Celebrating Cornish Heritage



## 1.2.2 Views and landmarks

### Village

Kelly Bray is less distinctive from a landmark and views perspective when compared with the town centre of Callington. This is mainly due to the quite different role in the life of the area that the village performs.

The Swingletree Pub is probably the most prominent landmark because of its role and location at the junction

of Stoke Road and Launceston Road. Other buildings such as the Old Bakery on Station Road for example might also be considered landmarks in the locality. Typically landmarks in the village will be more modest.

Views from within the settlement to the wider countryside including Kit Hill are also characteristic features of the village.

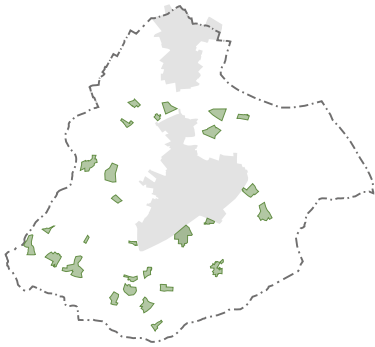


Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
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# 1.2 Identity - Celebrating Cornish Heritage



## 1.2.2 Views and landmarks

### Rural fringe

Buildings and clusters that characterise the rural fringe are by their nature more modest and isolated in nature and as a result they tend to blend with the local landscape rather than having an overtly landmark appearance.

Together they contribute to the wider rural scene in the locality and as such play an important role in the make-up of the landscape setting to both Callington and Kelly Bray.

The view of farmsteads and clusters is part of the local scene. Some buildings are listed because of their historic and/or architectural significance – some of these such as the Dupath Holy Well House (a grade I listed house and chapel), immediately to the east of Callington may be considered to be a local landmark.

All of the rural fringe developments will have strong visual connections with the local countryside and some with Kit Hill.



Photograph from Florence Hill looking west

Part one	1.1 Context		1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4		1.3.5	P9	P10



# 1.2 Identity - Design Guidance

## 1.2.2 Views and landmarks

Views and landmarks are an important part of the make-up of Callington and Kelly Bray.

Developers should demonstrate how their designs have taken account of key views and the setting of landmarks in the area - in accordance with the guidance for the Town centre, Village and Rural fringe areas outlined.

*Note: The guidelines on views and landmarks in this guide are not necessarily comprehensive. Each site and development proposal should be considered individually and the impact that proposals have on views and landmarks be assessed on a case-by-case basis.*



Liskeard Road



Fore Street



New Road



Martin Square



New Road



Haye Road



Biscombes Lane



The Mews Cottages



Haye Road



Biscombes Lane



Town Hall



West End Square



Well Street



Saint Mary's Church Callington



Moonsfield



Zaggy Lane



# 1.2 Identity - Celebrating Cornish Heritage



## 1.2.3 Cultural identity

### Town Centre

The core of Callington is rich with history, meaning and association. It is not possible in this document to identify everything of interest and that isn't the role of the guide. The Town Council would like to know that developers have harnessed the richness of the town and have identified cultural identity that is important to the site they are investigating.

This may manifest itself in a variety of different ways – all of which add an important layer to the cultural life and understanding of the town. Callington was a historic mining town in the 16th and 17th centuries and a major farming centre – particularly for the wool trade as well as having many other histories and associations.

This history and cultural meaning can come out in many different ways: Through for example stories, myths, street names (Zaggy Lane/ Well Street/ Martin's Square), historic buildings (Saint Mary's church, murals (a distinctive feature of the town), wells, pubs, details in the public realm, historic artifacts, date stones, modern events and archaeological discoveries. All are important to the identity of the town.



Part one	1.1 Context			1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5		P9	P10	P11





# 1.2 Identity - Celebrating Cornish Heritage



## 1.2.3 Cultural identity

### Village

Whilst on first appearance the core of the historic village has been overwhelmed by modern development, as with Callington there is a rich cultural identity that is embedded within the settlement.

Kelly Bray is within the UNESCO World Heritage site due to the ‘cultural identity’ of the mining landscape – there are

important associations related to this that still need to be drawn out within and around the village. Other obvious cultural associations include for example the historic railway which closed in the 1960’s, the Methodist Cemetery, the history of the Swingletree, formerly the Railway Inn, historic routes through the village, the local landscape, street names, historic artifacts and the history of the Kelly Bray Post Office.

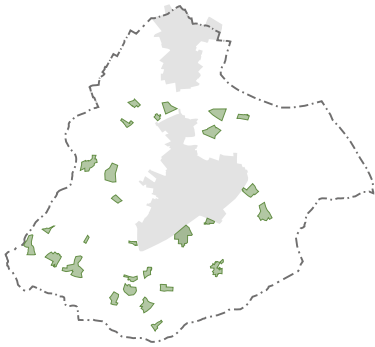


Part one			1.1 Context	1.2 Identity					1.3 Built Form				
1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5	

Part Two			2.1 Proposal sites		
P9	P10	P11			



# 1.2 Identity - Celebrating Cornish Heritage



## 1.2.3 Cultural identity

### Rural fringe

Individual historic building and clusters in the rural fringe will all have their own story to tell. Developers should identify where specific cultural identity contributes to the character of development before making changes.



Photograph from A390 looking south east

Part one	1.1 Context		1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4		1.3.5	P9	P10



# 1.2 Identity - Design Guidance

## 1.2.3 Cultural identity

As explained in this guide, cultural identity can refer to a wide range of issues, all of which contribute to the life and richness of the area. Cultural identity can be diverse. It can range, for example, between archaeology; for which planning policy already applies, to associations, myths, stories, place names and events where planning rules do not necessarily apply.

Developers should review if there are any characteristics which represent cultural identity of the locality in and around the site where development is proposed. They should explore how identified cultural identity might be represented/ contributed towards/ preserved or enhanced in their proposals.

Town Centre



Saint Mary's Church, Callington



Slate hanging responding to the local climate



Stone retaining



Use of granite



Stone boundaries



Typical use of stone boundaries



Civic landscape at the heart of the Town Centre

Village



Green space between buildings



Green areas between Town & Village



Wall garden features

Rural fringe



Buildings sit in landscape setting



Dwellings seamless in rural landscape



Local landscape

# 1.2 Identity - Landscape and Natural Heritage



## 1.2.4 Reflect landscape, landscape features, local climate and landscape design

Landscape and natural heritage features are integral to the local character of the environment within Callington, Kelly Bray and the surrounding countryside. The AONB/ UNESCO designations within the Neighbourhood Plan area underscore the importance of this.

Whilst the role of the natural landscape is greater in the countryside it also remains a key component of local identity in the town and village.

In the town centre for example the identity of Callington between buildings is embellished/ characterised by the distinctive use of natural stone (often Cornish granite) in boundary and retaining walls, and Cornish banks. In addition older streets and spaces themselves have been integrated into the local landform/ topography in order that they respond to local conditions – for example Fore Street is aligned on a contour running from east-west and this ensures that the main civic street in the town is both relatively flat and protected to some extent from prevailing south-westerly winds (this is important because the centre of the town is elevated in the natural landscape).

The design, orientation and use of materials often responds to landscape and microclimatic conditions in the town. For example, materials that were historically available in the local area were used in buildings, slate hanging is regularly used to provide additional protection from the weather in exposed positions in the town and changes in level are often dealt with simply within the landscape.

In Kelly Bray the older houses are positioned within a more generous green setting. This creates a distinctive green backdrop through green breaks, front and rear gardens, and informal tree and vegetation planting. Local landscape features and responses to local climate in building design have similarities to the character of elements in the town centre albeit within a generally greener and lower density village setting.

Within the Rural Fringe the natural undulation of the local landscape with long distance views, farmed fields, hedgerows demarcating field boundaries, discrete country lanes bounded by hedge banks, and trees in localised copses and within hedges create a distinctive rural scene. Kit Hill and views to Bodmin Moor are particular features of the countryside as is the manner in which development is integrated with the landscape. The presence of the built up areas of Callington and Kelly Bray are significant. Smaller individual buildings and clusters are often characterised by the ways that they tend to bed into the landscape and in turn become a characteristic part of it.

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
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# 1.2 Identity - Design Guidance

## 1.2.4 Reflect Landscape, landscape features, local climate and landscape design

Most historic developments that are distinctively characteristic of Callington and Kelly Bray are designed in harmony with the local landscape, responding positively to natural features and incorporating elements that reflect the richness of the landscape and local character. Including in the design of streets and open space.

Developers should demonstrate how their proposals achieve the following to ensure that the character of the local landscape is properly considered in their proposals and integrated where appropriate into their designs:

### Reflect landscape

The design and layout of development should achieve a direct response to the surrounding landscape. How this is achieved should be outlined. Generally local man made landscape is characterised by a simple pragmatism which uses local materials/ species and provides a robust \*\*\*\*\* backdrop to the built environment. As such, the built form and landscape in play well.

### Landscape features

Distinctive forms of the landscape including – geological and natural features/ landmarks (including hedge banks, retaining walls, boundaires, hard surfaces, trees and native planting, ecology, lanes and footpaths).

### Biodiversity Net Gain (BNG)

Ensure that BNG strategies reinforce local landscape traditions.

### Local climate

Development should respond to climatic conditions of the site and its surroundings (for example – shelter and protection from prevailing winds/ position and design of public and private green spaces to maximise the benefits of solar gain/ food growing and outdoor activities and recreation/ design of buildings to minimise energy use and maximise the potential for renewable energy.

### Landscape design

Creative landscape design has the potential to embed development into the locality (for example – positive use of topography and setting/ creating biodiversity net gain/ sustainable drainage schemes/ habitats that create continuous corridors for wildlife through sites and integrated with the wider landscape). Landscape and visual impact assessment will often have an important role to play in considering the design of development proposals and their relationship to the local landscape.

Town Centre



Village



Rural fringe



# 1.2 Identity - Landscape and Natural Heritage



## 1.2.5 Trees and hedges

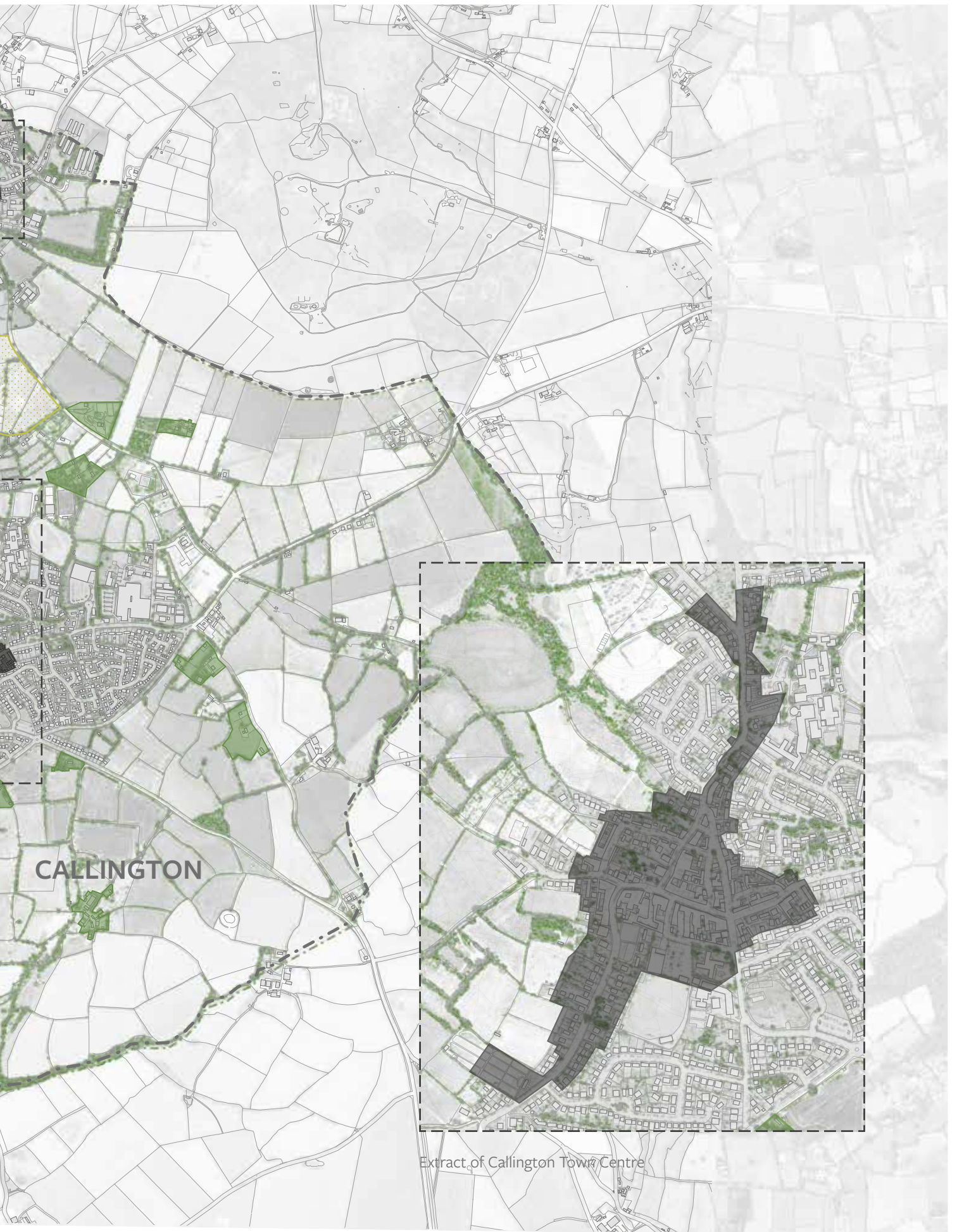
Trees and hedges are an important part of the local landscape in the town centre, Kelly Bray and in the wider countryside. The built areas in the locality are interspersed with trees and hedgerows. They perform an important visual role in greening streets and spaces, softening the appearance of the built environment when viewed from the surrounding countryside and in adding positively to biodiversity. Some trees such as the evergreens adjacent to St Mary’s Church on Fore Street play a particularly important role in greening the civic appearance of the town.

Trees and hedgerows perform an important structuring role in the appearance, character and identity of the local countryside.

Part one	1.1 Context			1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5		P9	P10	P11



Extract of Kelly Bray village



CALLINGTON

Extract of Callington Town Centre



# 1.2 Identity - Design Guidance

## 1.2.5 Trees and hedges

Trees and hedges in the area are an important part of the local scene. Where possible they should be retained and celebrated within developments. In some instances, new trees and hedges can make a positive contribution to new schemes – developers will be encouraged to do this where possible in order to reinforce local distinctiveness and ensure the incorporation of the wide-ranging benefits of tree and hedge planting from a biodiversity perspective. Developers should:

### Retain trees

Existing trees are retained on site and perform a positive role in future developments. Some trees have a more important role in the civic identity of the area than others. The relative significance of trees should be properly understood and considered when development proposals are being designed.

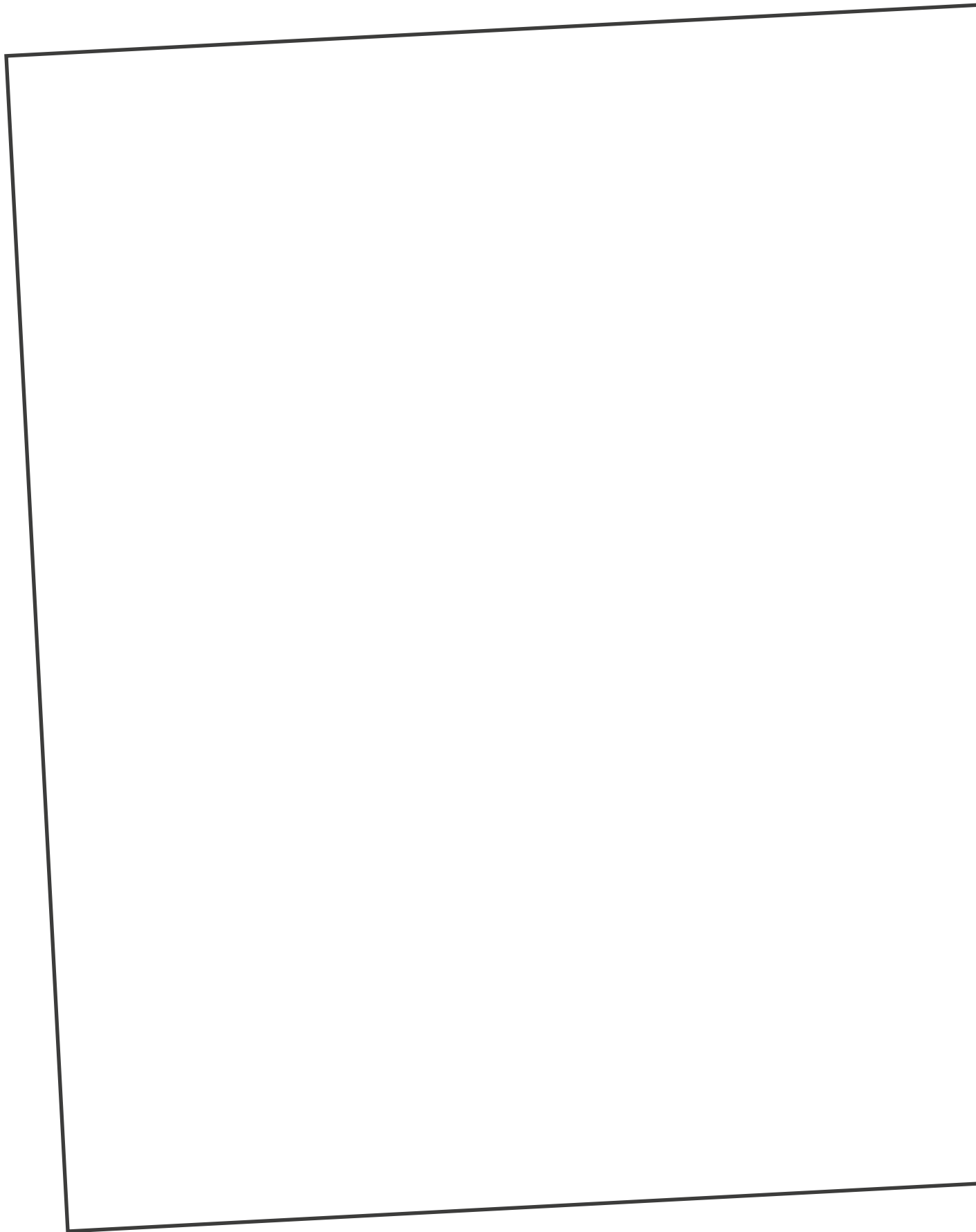
### Retain hedges

Cornish hedges should be retained in a layout unless there is an over-riding reason for their removal (for example – coherence of a newly designed layout).

### Provide Cornish hedges

New Cornish hedges reflect the form, use of local materials and design of hedges in and around Callington and Kelly Bray. Where hedges are proposed they should be designed to be locally distinctive.

Part one	1.1 Context	1.2 Identity	1.3 Built Form	Part Two	2.1 Proposal sites										
	1.1.1	1.1.2	1.1.3		1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5	P9





## Part one:

# 1.3 Built Form

This section of the guide concerns Built Form in each of the three identified character areas in more detail and provides guidance to developers about some of the main characteristics for each that they should have regard to.

The Built Form section provides a review and guidelines for development on:

- Building form
- Using the right materials
- Working with topography



Fore Street



Liskeard Road



Liskeard Road



Fore Street



Fore Street



Fore Street



Saint Mary's Church

Fore Street

Aerial view of Fore Street



Well Street



Tavistock Road



Tavistock Road



Tavistock Road



# 1.3 Built Form



## 1.3.1 Building form

### Town Centre

In order to review the characteristics of Building Form in the Town centre character area four case studies have been illustrated. These represent different street types in the historic core of the town (also refer to Identity – Local building conditions).

### A Liskeard Road

A residential road which approaches Fore Street from the south.

### B Fore Street

The main civic street in the town.

### C Langman’s Lane / Well Street

A small lane with associated courtyard development just north of Fore Street.

### D Tavistock Road

A residential street along one of the principal corridors into the centre of town.

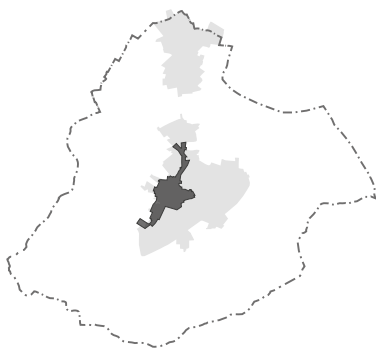


Part one	1.1 Context			1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5		P9	P10	P11

## A. Liskeard Road

### Town Centre

Residential terrace along Liskeard Road providing gateway to Fore Street and civic centre.



### Block and parcels

#### Structure

Continuous terrace fronting onto Liskeard Road. Buildings have a variety of widths as well as a mix of facade treatments.

#### Form and scale

1. Tight urban grain and high density, good enclosure of street
2. Buildings at back of pavement
3. Continuous terrace form with front door from street and rear access from alley lane
4. Mainly 2-storeys. Some 3
5. Eaves to street / chimneys
6. Simple cottage form - local vernacular

### Plots

#### Private amenity

Terraces include a small amount of private amenity space to the rear but most have no front threshold space except the properties that bookend the terrace.

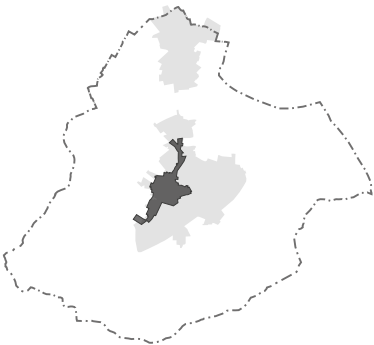
#### Frontage

The terraces all front directly onto the street and are in the same alignment. Distinctive curve in street.

**B. Fore Street**

**Town Centre**

Central civic space and historic core of Callington around the Church of St Mary.



**Block and parcels**

**Structure**

Fore Street is the main civic street. Formal layout. Development includes a mix of terraces, mews lanes and courtyards. Civic focus around church.

**Form and scale**

1. Terraces include mixes of heights and widths.
2. Roofscapes and rooflines constantly change along terraces
3. High density development, spaces to the rear and adjacent are well utilised.
4. Buildings at back of pavement
5. Strong enclosure and rhythm

**Plots**

**Private amenity**

Limited private amenity space as most buildings are commercial or civic in use. Some courtyards - more private.

**Frontage**

Properties along Fore Street all front onto the main civic space and frontages are maintained round corners. Roofscapes, roofline and layout changes along the terrace. Deflection along terrace widening at west end around church / Pannier Market.

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
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## C. Langman's Road / Well Street

### Town Centre

Mews Lane and courtyard development enclosed by streets leading from central Fore Street space.

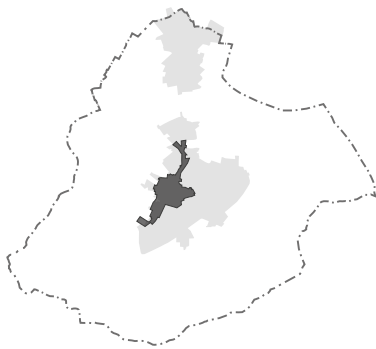


Mews cottages with terraces onto street.  
Circa. 50dph



Mixture of scales -  
mainly 2 storey

Frontage onto street with  
ancillary buildings set in  
internal courtyard accessed  
from Well Street



### Block and parcels

#### Structure

Buildings onto street, access to alleys and courtyard development. Less formal arrangement than main streets.

#### Form and scale

1. Terrace development along Church Street, terraces along Well Street provide access to courtyards behind.
2. Langman's Lane mews development continues from frontage on Well Street.
3. High density development urban grain with network of passages.
4. Mix of building types and scales.
5. Simple informed vernacular.

### Plots

#### Private amenity

Plots have minimal private amenity space as most area is developed but mews lane and courtyard developments provide a some private setting.

#### Frontage

Grand frontages onto Church Street. Properties onto Well Street provide access into courtyard and corner frontage into alleys. Mix of back of pavement and small front garden spaces.

**D. Tavistock Road**

**Town Centre**

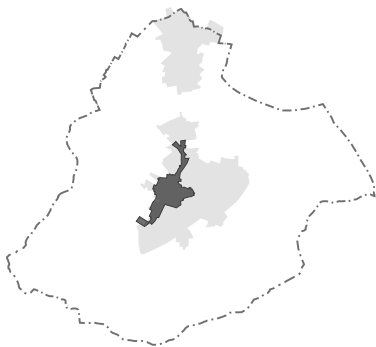
Residential terrace along Tavistock Road. A gateway to the centre of town.



Frontage onto main road



Terraces with long plots and out buildings. Circa. 44dph



**Block and parcels**

**Structure**

Continuous terraces fronting onto Tavistock Road. Buildings have a variety of widths, storey heights and roofscapes as well as a mix of facade treatments. Less dense on south side some detached and semis.

**Form and scale**

1. Storey heights and size of terrace increases closer to dense historic core
2. Long plots allowing for custom development and rear access from lane
3. 2 storey. Some 3.
4. Eaves to street, chimneys generally.

**Plots**

**Private amenity**

Terraces include long plots. Rear private amenity space and landscaped front gardens off the street with boundary walls made from local stone.

**Frontage**

All buildings front onto Tavistock Road and display a variety of details and fenestration. Terrace form. Stepping with topography.

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11

A. Stoke Road/ Launceston Road



B. Station Road





# 1.3 Built Form



## 1.3.2 Building form

### Village

In order to review the characteristics of Building Form in Kelly Bray character area two case studies have been illustrated. These represent surviving characteristics of the village core. Whilst the village is now dominated by modern development, pockets and clusters remain which are representative of the distinctive village scene.

### A Stoke Road/ Launceston Road

Examples of development in original core of village.

### B Station Road

Examples of Victorian housing fronting street.



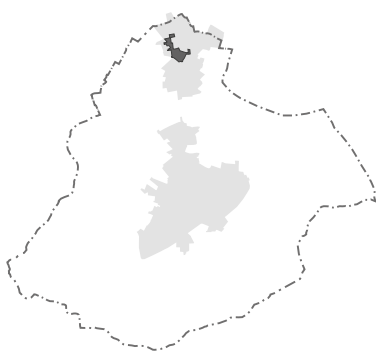
Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11

## A. Stoke Road

### Village

Examples of development in original core of village.



### Block and parcels

#### Structure

Terraces onto street with long rear plots. Development is fragmented along the street and density changes rapidly. Pub provides landmark at junction of main streets through Village. Clusters of historic buildings intermingles with modern development.

#### Form and scale

1. Continuous terrace development along part of Stoke Road, turning into more informal large plots.
2. Public house set on the junction of three main roads near former station as a landmark building.
3. All plots are accessed from the main street and there is a small mews lane to the side.

4. Generally 2 storey, open feel and lack of enclosure.

#### Plots

##### Private amenity

Historic terraces include long plots of rear private amenity space and landscaped front gardens off the street with boundary walls made from local stone - generally houses with front and rear gardens

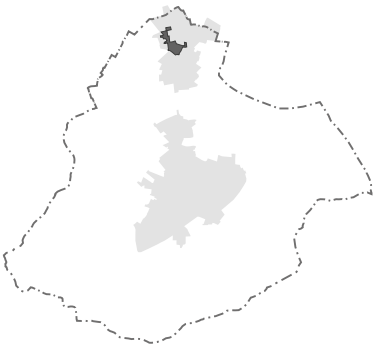
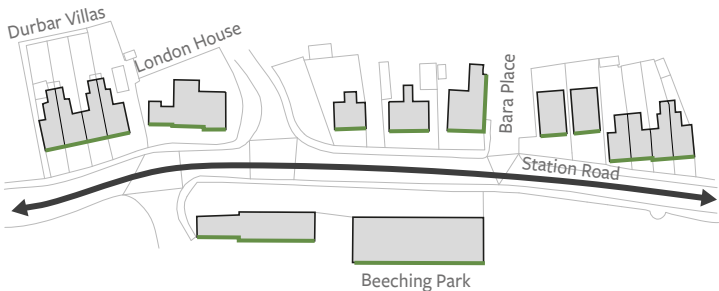
##### Frontage

Railway cottages have frontage onto Stoke Road, simple form and local materials. These areas are representative of historic village form.

**B. Station Road**

**Village**

Examples of Victorian housing fronting street.



**Block and parcels**

**Structure**

Broken structure along Station Road, some enclosure to street but varied. Limited continuity.

**Form and scale**

1. Generally 2 storey
2. Varied building line to street
3. Low density development
4. Limited structure and rhythm

**Plots**

**Private amenity**

Generally buildings with front and rear gardens.

**Frontage**

Generally frontage on Station Road. Small front gardens to street.



# 1.3 Built Form



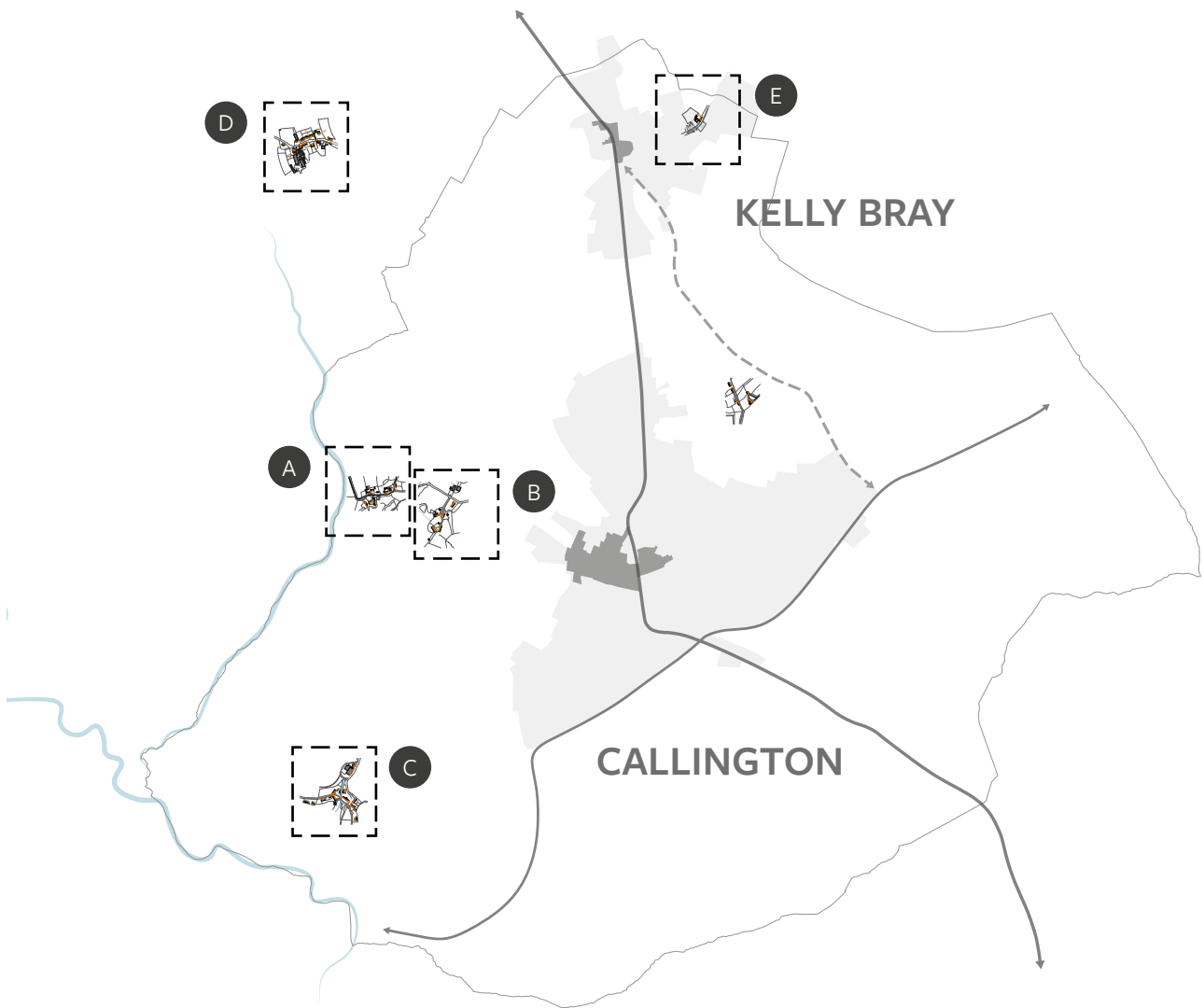
## 1.3.3 Building form

### Rural fringe

In order to review the characteristics of Building Form in the Rural fringe five typical case studies have been illustrated. These represent examples of historic clusters either on the fringe of the existing settlements or in the open countryside.

All provide examples that developers should review when preparing designs for sites that relate to the local landscape or in other situations that can be demonstrated as suitable.

- A Haye Farm
- B Haye House
- C Frogwell
- D Maders Cottage
- E Kelly Bray Farm



Part one	1.1 Context			1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5		P9	P10	P11

Rural fringe



Grade II listed Farmhouse  
West Haye Farm 17th Century



Block and parcels

Structure

Former farmhouses and barns arranged along lane creating several different farmstead clusters and informal structure courtyard development form.

Form and scale

1. Listed farmhouses are split level to manage the steep topography.
2. Haye farmhouses are a mix of banked barns - the upper and the lower floors could be accessed from ground level.
3. Plots are accessed from a series of small lanes off the road.

Plots

Private amenity

Adequate front / side / back amenity space depending on property.

Frontage

Frontages along the lane change from facing the street to facing working spaces. Frontages into farms and onto lane.



**B. Haye House**

**Rural fringe**



Grade II listed Farmhouse  
Haye House 18th Century



**Block and parcels**

**Structure**

Large listed farmhouse buildings accessed via private drive. Other buildings set within context of farmhouse and surrounding countryside. Informal rural structure

**Form and scale**

1. Larger detached houses set back from the lane in own grounds with landscaped front and rear spaces.
2. Buildings face into the landscape. Strong relationship with the landscape.
3. Building material and roofscapes vary reflecting change from private residence to more agricultural uses.

**Plots**

**Private amenity**

The set back buildings in landscaped private amenity space. Ancillary buildings have a semi public courtyard with openings onto spring and orchards.

**Frontage**

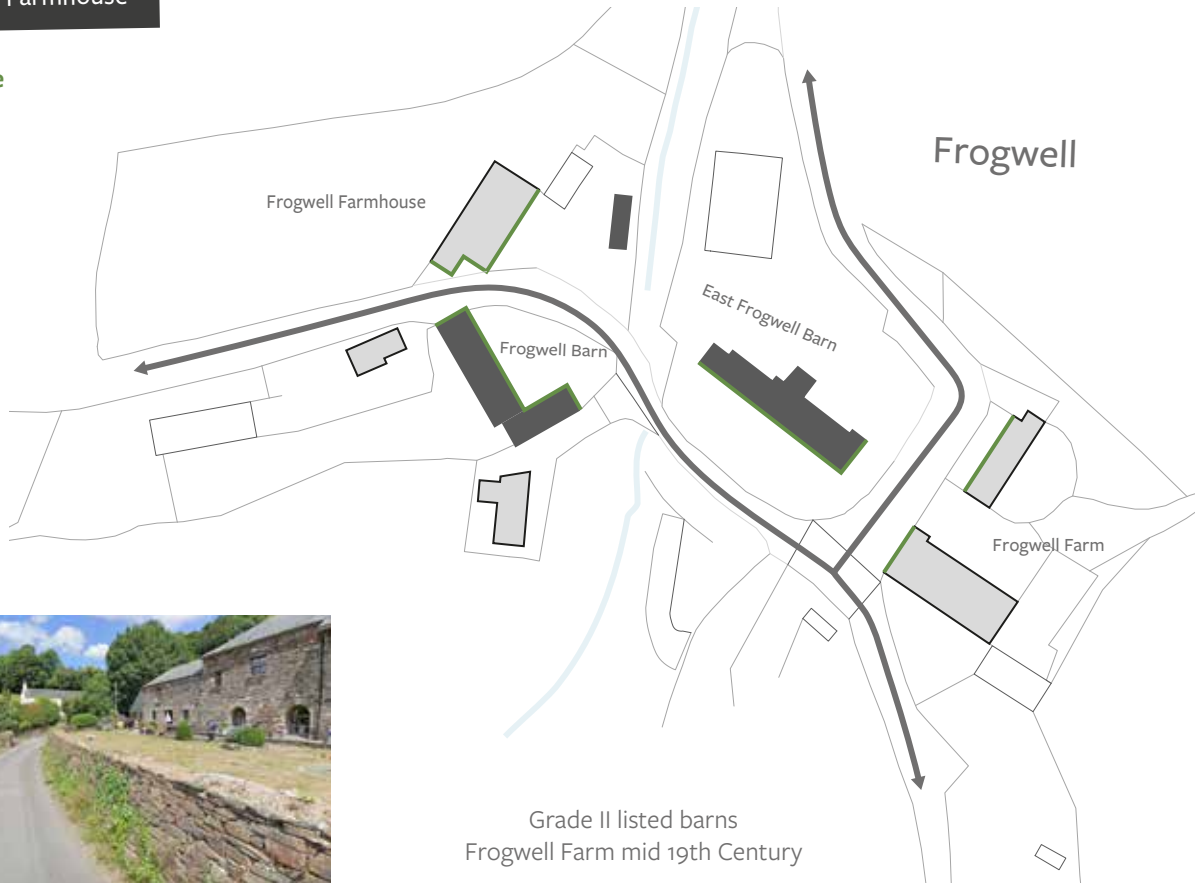
Combination of informal arrangements, providing enclosure. Listed Haye House fronts to formal courtyard and landscaped edge.

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11

## C. Frogwell Farmhouse

### Rural fringe



Grade II listed barns  
Frogwell Farm mid 19th Century



### Block and parcels

#### Structure

Listed barns adjacent to the farmhouse deal with level changes to create central informal courtyard clusters. Frontages range from looking onto the street to facing into clusters. Informal courtyard typology.

#### Form and scale

1. Listed barns. Aplit level to manage the steep topography.
2. Frogwell barns are a mix of banked barns - the upper and the lower floors can be accessed from ground level,
3. Plots are access from a series of small lanes/ drives off the main lane.

### Plots

#### Private amenity

The farmsteads use the topography to create private spaces that can't be accessed from the main lane.

#### Frontage

The farmhouse fronts onto the lane and listed barn buildings appear to have originally fronted into courtyard clusters. Adapted as private residences to front onto the street. Level change adds a level of privacy.



D. Maders Cottage

Rural fringe



Block and parcels

Structure

Maders hamlet is a mix of farmsteads and small worker cottages. There is a range in size and form of dwellings as well as their relationship to the street. Hamlet with cluster of buildings. Rural farm.

Form and scale

1. Larger houses are set back from the street on higher ground with landscaped front space.
2. Listed farm buildings perpendicular to the lane creating amenity space and maintaining gable frontage to the lane
3. Building materials and roofscape changes along the main lane as the uses change from private residence to agriculture.

Plots

Private amenity

Set back homes have landscaped private amenity space and the ancillary buildings have a semi public, lane facing working space.

Frontage

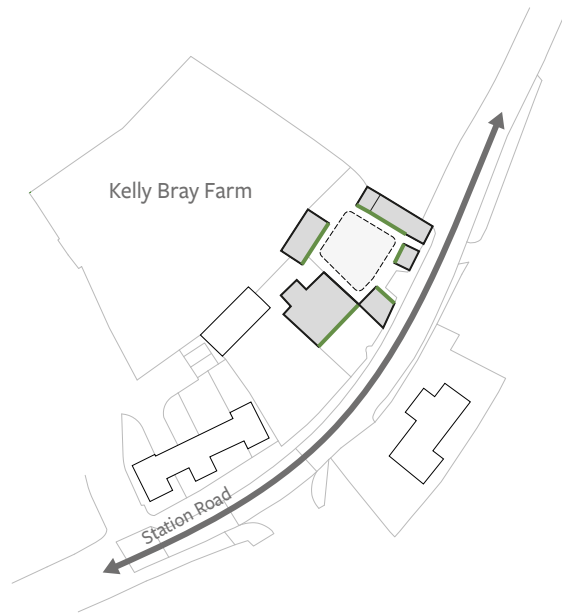
Frontages along the lane change from facing the street to facing working spaces. Frontages into farms and onto lane. Frontage varied to lane with distinctive rural character.

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11

Rural fringe

Frontage onto main road and into courtyard



Farmhouse and farmstead courtyard  
Circa. 9dph



Block and parcels

Structure

Excellent example of farmhouse relationship to agricultural buildings. Courtyard cluster on edge of Kelly Bray Village. Informal rural structure.

Form and scale

1. Farmhouse with courtyard and cluster of out buildings
2. Combination of 1-2 storey

Plots

Private amenity

Semi private courtyard. Some garden space (private) associated with farmhouse/ converted barns.

Frontage

Frontage into courtyard off of main road.





Part one	1.1 Context			1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5		P9	P10	P11



# 1.3 Built Form - Design Guidance

Good locally distinctive design draws on the positive elements of buildings in Callington and Kelly Bray that reflect local building traditions – referencing form in a way that allows new buildings to successfully perform their modern function whilst also being distinctively a part of the locality.

## 1.3.3 Building form

The case studies for historic Town centre, Village and Rural fringe development in the Building form section of this guide illustrate some of the locally distinctive characteristics of the built fabric in the area. These are intended to inform design decisions.

The following guidelines on building form are intended to assist developers and their designers (they should be read in conjunction with other advice in this guide and in particular ‘local building traditions’):

### Locally distinctive

Buildings, forms and materials should respond to the Callington and Kelly Bray built landscape, materials and traditions.

### Referencing not copying

Traditional buildings and places should inform the design of new buildings. New buildings should be climate change resilient and be designed so that they meet modern requirements in the best ways possible reinterpreting the better examples of historic building traditions in the locality. This does mean that new positive technologies that enhance modern living are integrated. It does not mean that building designs are bound inextricably to limitations of historic technologies – for example glazing technology has advanced hugely through the centuries. Advancements in window technology can be seen in Callington and Kelly Bray in different generations of design – all have and can be adapted into locally distinctive building designs.

### Reuse of buildings

The conversion of existing traditional buildings should be undertaken sensitively to ensure that their distinctive qualities are retained and celebrated.

### Form and scale

Designs and densities of all schemes should reflect and respect the character of the locality – the following considerations amongst other will often be important: urban grain, scale and height, massing, building lines, street patterns and widths.

### Inter-relationships

The inter-relationship of buildings is an important aspect of composing new places. Including the shape, form, and character of new streets and spaces between buildings. This is an important consideration when more than one building is proposed.

### Design language

The language of architectural design in new housing schemes (through architectural style, materials, scale, massing and layout) should be locally appropriate and not of a utilitarian nature. Developers should demonstrate how this has been achieved pointing to positive reference points in Callington and Kelly Bray.

### Avoid anywhere development

Existing developments that do not reflect local building traditions should not set a precedent for positive design in the future in the area.

### Roofs

Roofscapes, roofline, rhythm between buildings, roof forms, chimneys, vents, dormer windows, gables, eaves and other roof features should be carefully considered and draw on local traditions for inspiration and reference.

Town Centre



Village



Rural fringe



# 1.3 Built Form

## 1.3.4 Using the right materials

The use of materials in building design is an important aspect of anchoring development to local building traditions and therefore creating a better fit. Generally Cornish buildings tend to be simple in their use of materials and finishes – traditional buildings in Callington and Kelly Bray tend to follow similar principles.

Within the character areas there are a number of distinct historic building typologies. The following pages analyse the build form in selected examples in the historic core in Callington, Kelly Bray and the rural fringe.

The following material palettes are generally particular to historic development in the three identified character areas and therefore reflect local distinctiveness. Simplicity and attention to detail is often the key to getting things right:

### Town centre

Simple palette. Variety in building typologies, architecture and detailing reflecting different development stages in town. Prevailing materials include, painted render, slate hanging, painted slate hanging, painted stone, grey slate roof coverings and the use of dressed granite on some of the more civically important buildings such as the church and other buildings on Church Street.

### Village

Simple palette. Generally local vernacular with some Victorian housing slightly more decorative. Prevailing materials include, painted render, painted stone, and grey slate roof coverings. One red brick fronted historic building - this is an exception. Metal roofs on some outbuildings.

### Rural fringe

Simple palette. Reflecting rural vernacular and pragmatic building approach. Prevailing materials include, painted stone, local stone (often not dressed) and grey slate roof coverings. Some painted render houses. Metal and timber in barns/ agricultural buildings. Ancillary barns or similar often course random stone.





# 1.3 Built Form - Design Guidance

## 1.3.4 Using the right materials

Material palettes that fit the local context should always be used unless there is a strong design rationale to vary from this rule of thumb. Developers should always review local context in making decisions about material type and choice. See guidance on – Using the right materials.

### Local materials

Materials that are distinctive to the best of local building traditions in Callington and Kelly Bray should be employed in the construction of new buildings.

### Simplicity

Buildings in Callington and Kelly Bray are distinctive because of their simplicity in form and use of materials reflecting local vernacular. It is very easy to ‘over design’ buildings by introducing too many different materials. This generally is not compatible with local building traditions.

### Detail

Due to the simplicity of local buildings, detailing is especially important in ensuring that a building is well designed and finished. For example – rainwater goods, eaves details, window designs and reveals, doors, outbuildings, placement of accretions such as alarms and meter boxes, as well as careful consideration of the design of other details all play an important role in ensuring that the choice of a simple material palette is delivered successfully.

### Purpose of material choices

Choices should consider why and how materials in the locality have been employed on buildings historically – for example slate hanging is often positioned on those elevations that are most exposed to the weather. Historic design decisions are often pragmatic and reflect a strong purpose. Material sourcing should take account of the carbon footprint of proposals.



# 1.3 Built Form

## 1.3.5 Working with topography

Natural topography in the local area has had a bearing on the form of historic development and this is evident in each of the three identified character types.

### Town Centre

In the Town Centre, the design of buildings on different streets is often dictated, at least to some extent, by topography. Level changes between properties are generally dealt with on individual building plots and the overall effect is that streets and buildings work with local changes in level – this being a defining feature of the town. Generally the land rises up from north to south towards Fore Street. Land to the south of the street is generally flat. Land rises up to the east and slopes away to the west of Fore Street.

Fore Street was originally aligned on a natural ridge. It runs from east to west across a contour. The variation along the street is limited but can be seen in slight adjustments in building/ roof heights. Buildings are generally positioned at the back of the pavement with retail space directly off of the street. Whilst there is stepping between buildings there is limited consistency as buildings were generally added to the street consistently.

Tavistock Road slopes down towards Fore Street from east to west. Houses on this street are generally terraced and set within small front gardens/ yards. Houses generally step down the street taking account of the slope. Where terraces were built at the same time individual houses in a terrace generally step regularly creating a distinctive rhythm.

Church Street and Back Lane slope up in the direction of Fore Street from

the north. These streets are two of the steepest in the town centre. Individual properties step in different ways to respond to the changing topography. Again most buildings have been developed incrementally. Whilst building heights vary the way that individual buildings meet the street does have some consistency.

Other streets in the town centre are quite flat. Liskeard Road for example shows limited stepping between houses on the street.

Whilst most buildings in the town centre form part of a wider terrace, there are some exceptions. St Mary’s Church is an example. As a landmark building set in its own grounds level changes are dealt with in the grounds themselves by use of steps and retaining walls for example. This can be seen where the grounds of the church meets Church Street.

Village



Rural fringe



# 1.3 Built Form

## The Village

Whilst the Launceston Road does rise up significantly between Callington and Kelly Bray, individual historic buildings and clusters in the village are less defined by topography than buildings they are in some of the streets in the town centre. Generally the streets in the village itself are not characterised by significant changes in level. For example, the two longer terraces on Stoke Road do not have stepping between individual houses. Where there is localised change in level this is generally dealt with within gardens. The form of development is less dense than in the town centre of Callington and steeper streets, such as Church Street, do not exist in the village. Apart from Launceston Road, Kelly Bray is located mostly on a fairly flat plateaux.

Individual buildings and building groups/ clusters are a distinctive feature of the undulating rural landscape around Callington and Kelly Bray. Buildings are generally accessed by narrow country lanes and are often positioned on sloping ground because of the natural lay of the land. Level changes tend to be dealt with in a very pragmatic/ utilitarian way – particularly with buildings that were originally designed for agricultural purposes. Common methods for dealing with changes in level include; use of retaining walls and steps in curtilage to create flat gardens or courtyards/ stepping of buildings responding to different parts of a site/ buildings set back from sloping lanes so that there is more room on plot to manage localised changes in level/ buildings managing level change in a way that ensures that they maintain a human scale and massing.

Overall historic buildings within the Rural fringe appear to be designed in a way that harnesses the local landscape and topography. As a result the best Rural fringe development feels part of the local landscape scene rather than at odds with it.

## Rural fringe

Individual buildings and building groups/ clusters are a distinctive feature of the undulating rural landscape around Callington and Kelly Bray. Buildings are generally accessed by narrow country lanes and are often positioned on sloping ground because of the natural lay of the land. Level changes tend to be dealt with in a very pragmatic/ utilitarian way – particularly with buildings that were originally designed for agricultural purposes. Common methods for dealing with changes in level include; use of retaining walls and steps in curtilage to create flat gardens or courtyards/ stepping of buildings responding to different parts of a site/ buildings set back from sloping lanes so that there is more room on plot to manage localised changes in level/ buildings managing level change in a way that ensures that they maintain a human scale and massing.

Overall historic buildings within the Rural fringe appear to be designed in a way that harnesses the local landscape and topography. As a result the best Rural fringe development feels part of the local landscape scene rather than at odds with it.



# 1.3 Built Form - Design Guidance

## 1.3.5 Working with topography

The way that historic buildings in the Town Centre, the Village and in the Rural fringe are designed often takes account of level changes in ways that ensure that development is designed to be integrated with the natural form of the local topography and the local landscape. Developers should identify how they have taken account of local building traditions for dealing with level changes across their sites in their designs and that the methods employed are suited to the character area and development typology that is proposed. For example, proposals within the town centre may require a more formal design strategy organised around the public realm than individual buildings in the Rural fringe where a more informal response to the local landscape may be more appropriate.

Part one	1.1 Context		1.2 Identity					1.3 Built Form					Part Two	2.1 Proposal sites		
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4		1.3.5	P9	P10





## Part two:

# Development principles for proposal sites

Part two of this document provides some design principles that are site specific in relation to the three main sites that are allocated for development in the Neighbourhood Plan document. Whilst this guidance does relate to specific sites, as is the case with guidance elsewhere in this document, these principles can be applied to new development that is proposed elsewhere in the Neighbourhood Plan area.

Three sites are: Land at Florence Road, Callington – an employment site where development influenced by Rural fringe characteristics might be most suited; Land South of Station Road, Kelly Bray – a mainly residential site where both Village and Rural fringe characteristics might apply; and Land North of Saltash Road, Callington – the biggest allocation comprising a mixed-use residential scheme where characteristics from the Town Centre, Village and Rural fringe areas might be incorporated in designing a well-composed and locally distinctive extension to the south of the town. All new proposals should represent the best in place-making and demonstrate how they relate positively to the character of Callington and/or Kelly Bray.





# Development principles for proposal sites

Part two of this document provides some design principles that are site specific in relation to the three main sites that are allocated in the Neighbourhood Plan document. The three sites are:

Policy 9  
Land West of Florence Road, Callington

Policy 10  
Land South of Station Road, Kelly Bray

Policy 11  
Land North of Saltash Road, Callington

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11



Photograph looking along Florence Hill



Photograph looking into Tinnors Way (proposed access road)



# Policy 9

## Land West of Florence Road, Callington



### Site Features:

On the eastern fringe of Callington – rural fringe character.

Kit Hill rises up and is a prominent landscape feature.

Land east of Florence Road lies within AONB.

Existing vegetation along Florence Road includes mature trees and provides the road its rural character.

The site's topography rises to the north and there is approximately 6-7 metres difference from the entrance at the south to the top of the site.

Existing mine shaft north of the site, 20m buffer from its centre doesn't affect the site.

Tinners Way to the south.

### POLICY

A site of approximately 2.3 hectares is allocated for employment development, including:

- a) Office, general industrial or storage and distribution uses as appropriate to the site and its wider context, ensuring that there is also a mix of unit size to enable businesses to start up and expand; support will also be given to employment generating uses provided that they are compatible with the immediate surroundings and do not conflict with town centre uses;
- b) Traffic management in the surrounding area to avoid impact from heavy vehicles accessing the site;
- c) Areas of green infrastructure providing opportunities for biodiversity enhancement and informal recreation;
- d) Strategic landscaping to the eastern and southern boundaries to enhance biodiversity and integrate the development into the landscape.



# Policy 9

## Land West of Florence Road, Callington



### Design Principles:

Rural fringe of Callington – follow guidance in relation to Rural fringe character area.

Use of farmstead building typology around a shared courtyard to blend with the existing historic rural character safeguarding the AONB area.

Consider design guide principles in relation to building form, local building traditions, using the right materials

Access to be taken from Tinnars Way, which serves Callington Business Park as well.

Retention of existing landscape features along eastern and southern boundaries to maintain rural setting.

Opportunities to create additional areas of green infrastructure around the edges of development.

Frame views from within development to Kit Hill.

Review in relation to the Cornwall Design Guide and other related guidance.  
Local consultation and Design Review necessary.

*Whilst these design principles are specific to this particular site allocation they should also be considered, if appropriate, when design strategies are being developed for other development sites in the Neighbourhood Plan area.*

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11



Photograph looking along Florence Hill



Looking into the site entrance road from Station Road





# Policy 10

## Land South of Station Road, Kelly Bray



### Site Features:

Rural fringe of Kelly Bray village.

Part of the site lies within the World Heritage site area and AONB.

Prominent views to Kit Hill and wide countryside.

There are existing trees around the boundaries and one within the site.

The site's topography rises to the south and there is approximately 6-7 metres difference from the entrance to the top of the site.

Site context – existing chicken farm to north east/ modern housing development – west/ north west/ rural outlook to east and south.

Existing mine shaft west of the site, 20m buffer from its centre to any building.

### POLICY

A site of approximately 1.4 hectares is allocated for mixed use development, to include:

- a) Approximately 40 homes, with a target of 30% affordable homes and an emphasis on providing a mix of housing types and sizes to reflect local need;
- b) At least 5% of open market housing to be provided as serviced dwelling plots for sale to self or custom builders;
- c) A site for a village hall;
- d) Highway improvements to Station Road;
- e) Strategic landscaping to the eastern and southern boundaries to enhance biodiversity and integrate the development into the landscape;
- f) Green infrastructure providing opportunities for informal recreation and local food production.



Illustrative framework plan.

*\*This Illustrative plan demonstrates one way the site could be developed*



# Policy 10

## Land South of Station Road, Kelly Bray



### Design Principles:

Opportunity to introduce Village characteristics from this guide to provide local distinctiveness.

This integrated with farmstead building typologies in part reflecting Rural fringe location.

Provision of new community Village hall.

Vehicle access from Station Road.

Development could be organised around a focal open space which integrates the proposed village hall to create village scale and feel to development.

Frame views to wider countryside including Kit Hill.

Village Hall located at the entrance of the site to integrate existing village with proposed scheme.

Existing landscape safeguarding the World Heritage Site recognition and AONB designation.

Retention of existing landscape features within the site and its boundaries.

Opportunity to include additional vegetation to integrate the development into the landscape.

Design to integrate positively with natural topography of the site.

Review in relation to the Cornwall Design Guide and other related guidance.

Local consultation and Design Review necessary.

*Whilst these design principles are specific to this particular site allocation they should also be considered, if appropriate, when design strategies are being developed for other development sites in the Neighbourhood Plan area.*

Part one	1.1 Context			1.2 Identity					1.3 Built Form				
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.3.1	1.3.2	1.3.3	1.3.4	1.3.5

Part Two	2.1 Proposal sites		
	P9	P10	P11



View along Southern Road (A390)



Housing in the Town Centre (Liskeard Road)



# Policy 11

## Land North of Saltash Road, Callington



### Site Features:

Largest allocation comprising over 6 hectares.

On southern fringe of Callington.

Visible from wider countryside.

A consented medical facilities site forms part of the site's northern boundary.

There are mature trees around some fields within the site and along the northern boundary.

Hedgerows run north to south across the site.

The site's topography rises to the southeast.

There is approximately 10 metres difference from the west corner and northern corner to the top of the site.

### POLICY

A site of approximately 6.4 hectares is allocated for mixed use development, to include:

- a) Approximately 175 homes, with a target of 30% affordable homes and an emphasis on providing a mix of housing types and sizes to reflect local need;
- b) At least 5% of open market housing to be provided as serviced dwelling plots for sale to self or custom builders;
- c) Land for office, light industrial or other employment uses that are compatible with the immediate surroundings and do not conflict with town centre uses. A mix of unit sizes should be provided to enable businesses to start up and expand;
- d) Pedestrian and cycle links to the consented health centre site;
- e) A pedestrian, cycle and vehicle link between A388 and A390 suitable to accommodate commercial vehicles;
- f) Strategic landscaping to the boundaries to enhance biodiversity and integrate the development into the landscape;
- g) Green infrastructure providing opportunities for informal recreation and local food production.





# Policy 11

## Land North of Saltash Road, Callington

### Design Principles:

Significant extension to the south which requires careful urban design.

Size of development offers opportunity to combine elements from all three identified character areas – Town centre, Village and Rural fringe in locally distinctive layout composition.

Site provides opportunity to deflect main A388 (Saltash Road) towards A390 (Southern Road) and in turn towards Florence Road – encouraging through traffic to avoid the town centre.

Vehicle, pedestrian and cycle link between A388 (Saltash Road) and A390 (Southern road).

New vehicle link between A388 and A390 should incorporate a generous landscaped open space to ensure quality and safe living environment.

Pedestrian and cycle links to health centre site if developed – permeability on boundary to be reviewed.

Green corridors run north to south connecting the site with the existing landscape – ecology corridors.

Retention of existing landscape features on site – incorporation of tree planting and community food growing.

Creation of a linear park at the top of the hill along the eastern boundary of the site. Long views to Callington and open countryside to the east and Kit Hill.

Scale principally 1, 2 or 2.5 storeys unless bigger can be justified.

Potential SUDS as characteristic of the site.

Area of employment land at entrance to the site from Southern Road

Use of lower densities along the eastern boundary to create transition into countryside from town edge – Rural fringe combined with Village typology.

Review in relation to the Cornwall Design Guide and other related guidance.

Local consultation and Design Review necessary.

*Whilst these design principles are specific to this particular site allocation they should also be considered, if appropriate, when design strategies are being developed for other development sites in the Neighbourhood Plan area.*

# Design Guide Checklist

<b>Callington and Kelly Bray Design Guide</b>	<b>Cornwall Design Guide</b>	<b>National Design Guide</b>
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Pg no.	Pg no.	Pg no.
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<b>Character</b>				
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2	Identity	45 - 79	22 - 27	14 - 17
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<b>Community</b>				
	Movement	-	36 - 47	22 - 25
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<b>Climate</b>				
	Houses and buildings	-	70 - 77	38 - 41
	Resources	-	78 - 85	42 - 45
	Lifespan	-	86 - 93	46 - 49



# Bibliography

National Planning Policy Framework

National Planning Practice Guidance

Design Process and Tools

National Design Guide

National Model Design Code

Building for a Healthy Life

Streets for a Healthy Life

Building with Nature

Cornwall Local Plan

Climate Emergency Development Plan  
Document

Cornwall Design Guide

Chief Planning Officer's Advice Note:  
Cornwall Council Interim Planning  
Guidance

