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Cornwall Design Guide

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This guide is published in pdf format and divided into five parts.

Each part is less than 5 MB for ease of access.



Trewavas Head

Those moments, tasted once and never done,
Of long surf breaking in the mid-day sun.
A far-off blow-hole booming like a gun-

The seagulls plane and circle out of sight
Below this thirsty, thrift-encrusted height,
The veined sea-campion buds burst into white

And gorse turns tawny orange, seen beside
Pale drifts of primroses cascading wide
To where the slate falls sheer into the tide.

More than in gardened Surrey, nature spills
A wealth of heather, kidney-vetch and squills
Over these long-defended Cornish hills.

A gun-emplacement of the latest war
Looks older than the hill fort built before
Saxon or Norman headed for the shore.

And in the shadowless, unclouded glare
Deep blue above us fades to whiteness where
A misty sea-line meets the wash of air.

Nut-smell of gorse and honey-smell of ling
Waft out to sea the freshness of the spring
On sunny shallows, green and whispering.

The wideness which the lark-song gives the sky
Shrinks at the clang of sea-birds sailing by
Whose notes are tuned to days when seas are high.

From today's calm, the lane's enclosing green
Leads inland to a usual Cornish scene -
Slate cottages with sycamore between,

Small fields and tellymasts and wires and poles
With, as the everlasting ocean rolls,
Two chapels built for half a hundred souls.

Cornish Cliffs
Sir John Betjeman

Cornwall Design Guide | PART ONE

This pdf is best viewed at full screen mode.

Live links appear in **blue** or are indicated by arrows (**»**), or both.

Use the supplementary navigation tools as well as Adobe functionality (mobile and tablet devices use own proprietary navigation).

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An vri a dhesin da yw a-berthek dhe’n argerdh furvya-plas a-ji dhe Gernow. Surhe an konvedhes a nasennow diblans leel der argerdh desain a nas uhel a wra askorra gnas gooth ha displegyans sostenadow.

Medras a dhisplegyans sostenadow yw dhe dhelivra prowyow hirdermyn yn unn wul devnydh gwell a asnodhow ha displegya leow duryadow rag kemeniethow. Desain da yw andhiberthadow dhyworth desain sostenadow hag y skoodh ethos dien an Gidyans Desain ma.

Y kodh dhe dhesin da synsi ynno dalgh rag peryl a liv, gwellhe bewdhiverseth der isframweyth glas, hag afina tirwel. Displegyansow skeul brassa nowyth a godh avonsya karyans ha fordhow-bewa sostenadow dre gavos mellow da dhe gomoditys leel, keffrys ha bos leow salow may hyllir triga hag oberi.



“Gwruthyl ranndiryow anedhel sewen yw a-dro dhe lies tra moy es provia chonsow yn unnik rag trevow hag a worthyp orth edhommow tus. Yth yw a-dro dhe brovia framweyth may hyll tevi ynno kemenetho.” Drehevel rag Bewnans

A-ji dhe’n skriften ma y hyllir kavos nebes ensamplow a studhyansow kas a dhisplegyansow hag a dhevnydh elvennow a’n gwella a dhesin trevek. An displegyansow ma a awen omfydhyans ha gwruthylieth, yn unn dhiskwedhes desain krev a serv yn-ta yn kettesten ha dos erbynn edhommow an dhevnydhyoryon. Dre sywya kevarwodhyans hag oberi yn tynn gans sodhogyon Konsel Kernow y kevir bos an argerdh a gollenwel kummyas towlenna, prevyans posedhek a wober.

Konsler Kaczmarek
Esel an Kabinet rag Treven ha Towlenna

The importance of good design is intrinsic to the place shaping process within Cornwall. Ensuring the understanding of locally distinct characteristics through a high quality design process will produce excellent quality and sustainable development.

Sustainable development aims to deliver long term benefits making the best use of resources and developing lasting places for communities. Good design is inseparable from sustainable design and underpins the whole ethos of this design guide.

Good design should encapsulate capacity for flood risk, improve biodiversity through green infrastructure and enhance landscape. New larger scale developments should promote sustainable transport and ways of living by having good connections to local facilities as well as being safe places to live and work.

“Creating successful residential areas is about much more than just providing opportunities for homes that respond to peoples needs. It is about providing a framework within which communities can grow.” Building for Life.

Within this document you will find example case studies of developments which apply the best principles of urban design. These developments inspire confidence and creativity, demonstrating robust design that fits well into a context and meets the user’s requirements. By following guidance and working closely with Cornwall Council you will find the process of achieving planning permission a positive and rewarding experience.

Cllr Mark Kaczmarek
Cabinet Member for Housing and Planning

Introduction

The **Cornwall Design Guide** has been produced to help inform the design of new development and ensure all factors of good design are recognised and incorporated.

The **Cornwall Design Guide** was adopted on 13 March 2013 by Cornwall Council. It is therefore a significant consideration in the planning process. This guide has been produced following consultation with internal and external local stakeholders through interviews, workshops and review sessions.

Aims

The **Cornwall Design Guide** aims to help us create sustainable and safe neighbourhoods where people can work and socialise, and to improve people’s wellbeing, health and security.

Objectives

The **Cornwall Design Guide** will:

- set out a design process to inform and improve the quality of design and development;
- set out principles of design which act as a set of criteria to design and assess development proposals;
- ensure sustainable development through the promotion and use of a Sustainability Checklist ;
- encourage design and access statements which are submitted with planning applications to demonstrate a clear process for achieving good design;
- encourage and support early and proactive engagement between development teams; Cornwall Council, communities and funding agencies in achieving good design; and
- provide signposting to further relevant information and guidance.



The sea and maritime activities are a dominant influence in Cornwall.

The **Cornwall Design Guide** supports the creation of:

- development that follows a thorough and investigative design process;
- development that relates to, respects and sits well in its local context;
- robust development that follows the principles of good design;
- sustainable and safe neighbourhoods and work environments that meet the needs of residents and users;
- developments with excellent architecture, detailing and construction;
- development that delivers well designed and robust public amenities; and
- sustainable, inspiring and user friendly commercial, industrial and agricultural development.

The **Cornwall Design Guide** also recommends that reference is made to the following national best practice guidance and standards:

Building for Life (BfL) is mentioned throughout the guide and is the national standard for well-designed homes and neighbourhoods.

‘Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life promotes design excellence and celebrates best practice in the house building industry.

The 12 Building For Life Criteria embody our vision of functional, attractive and sustainable housing. New housing developments are scored against the criteria to assess the quality of their design’. BfL



[Building for Life »](#)

BREEAM is the world’s leading design and assessment method for sustainable buildings. All new design should incorporate these standards.



[BREEAM »](#)

Code for Sustainable Homes

The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. The Code is produced by the Communities and Local Government Department (CLG) and aims to reduce our carbon emissions and create homes that are more sustainable. It is entirely voluntary, and is intended to help promote higher standards of sustainable design above current building regulations minimum standards.



[Sustainable Homes »](#)

Lifetime Homes are ordinary homes incorporating 16 design criteria that can be universally applied to new homes at minimal cost.

[Lifetime Homes »](#)

Sustainability is a crosscutting theme throughout this document. Sustainable development is ‘development which meets the needs of the present without compromising the ability of future generations to meet their own needs’.*

Ultimately this is a balance of decisions around economic, social and environmental issues to meet our present day needs while not compromising the needs of future generations.

The sustainability checklist should be completed throughout the design process and submitted with your planning application.

* World Commission on Environment and Development’s (the Brundtland Commission) report ‘Our Common Future’ (Oxford: Oxford University Press, 1987).



Best practice through case study examples

Our examples have been carefully selected to show flagship projects which set new standards in good design and sustainability. These case studies provide innovation, inspiration and a clear indication that successful schemes can be achieved that meet the aims and objectives of this guide.

How to use this guide

The introduction sets out the Guide's aims and objectives for you to consider prior to the design stage.

Sections 1 and 3 are relevant for all types of development from inserting a new window to large scale housing developments and industrial estates.

If you are considering an extension, or alteration to a dwelling, then you should read **sections 1, 3 and 9** and then

[The Householder Design Guide »](#)

[The Sustainable Building Guide »](#)

If you are considering developing a large scale project you should consider all of this guide and select the parts within sections relevant to the nature of your proposal.



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The Cornwall Design Guide, a source of in-depth information.

Section 1 »

explains the design process. It covers design development starting from site and context appraisal, concept, design options to final proposal. It stresses the importance of engagement with stakeholders and the overarching role of design principles in an effective design process.

Section 2 »

provides information to developers and agents about planning policy related to design and principles of design that any new development needs to comply with.

Section 3 »

explains the context of Cornwall and the different elements that need careful consideration when designing, such as landscape and historic environment. This section provides links to further detailed information about relevant subject area.

Section 4 »

provides information on sustainable neighbourhoods.

Section 5 »

provides information on green infrastructure.

Section 6 »

explains movement and connections.

Section 7 »

explains the general principles of building design.

Section 8 »

looks at the spaces between buildings.

Section 9 »

looks at energy conservation.

Section 10 »

looks at rural buildings.

... and watch out for the Ecotips which appear in orange throughout this guide.