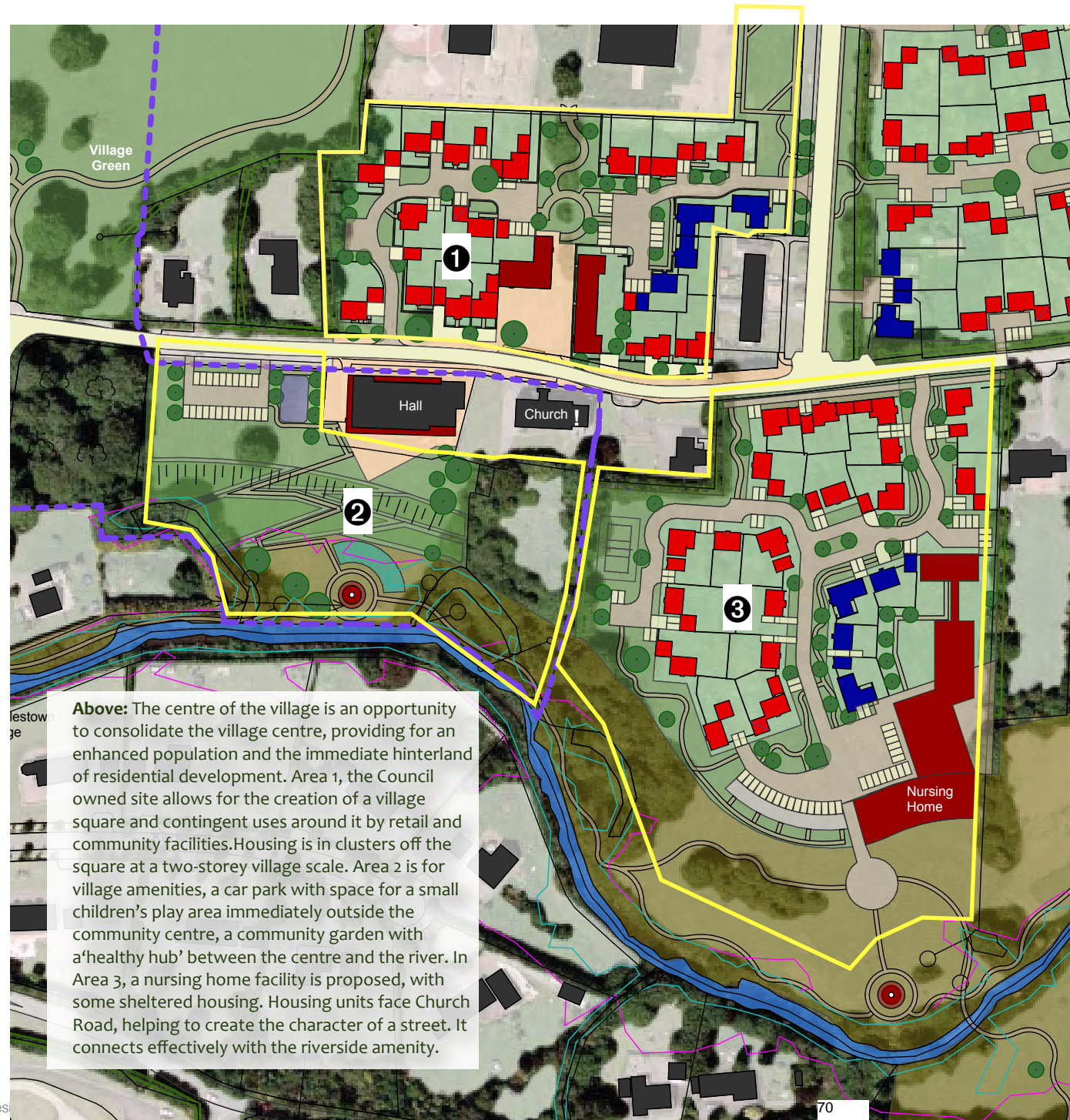


3.1 Village Centre

Church Road, between Rowlestown House
Lawn Gates and Rowlestown Drive:
Areas 1, 2 and 3

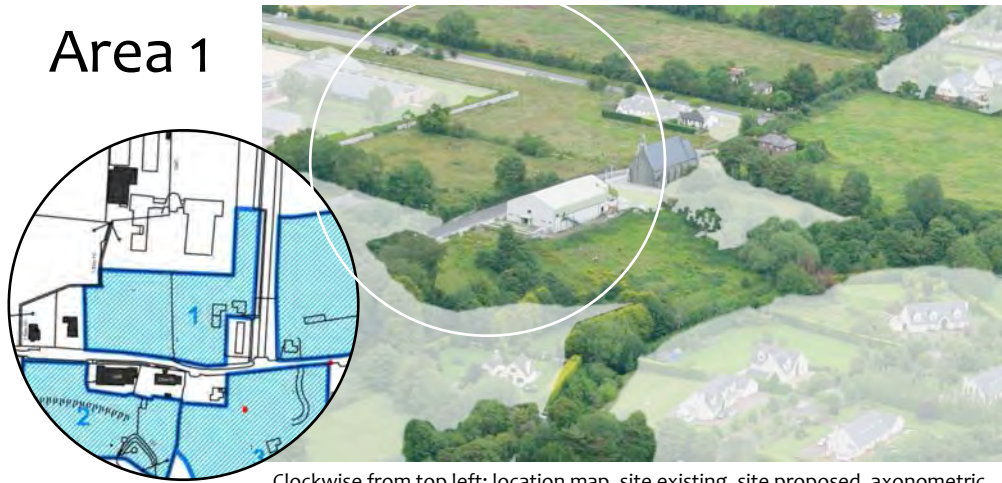


The Village Centre is more an aspiration than a fact. However the pre-existence of the community centre and church along Church Road and the recently built new school adjacent, have drawn together vital elements of community life and real potential to create a village centre. The availability of a Council owned site between the new school and the community centre allows for an exemplary combination of housing and retail-type development as a village centre attractor.

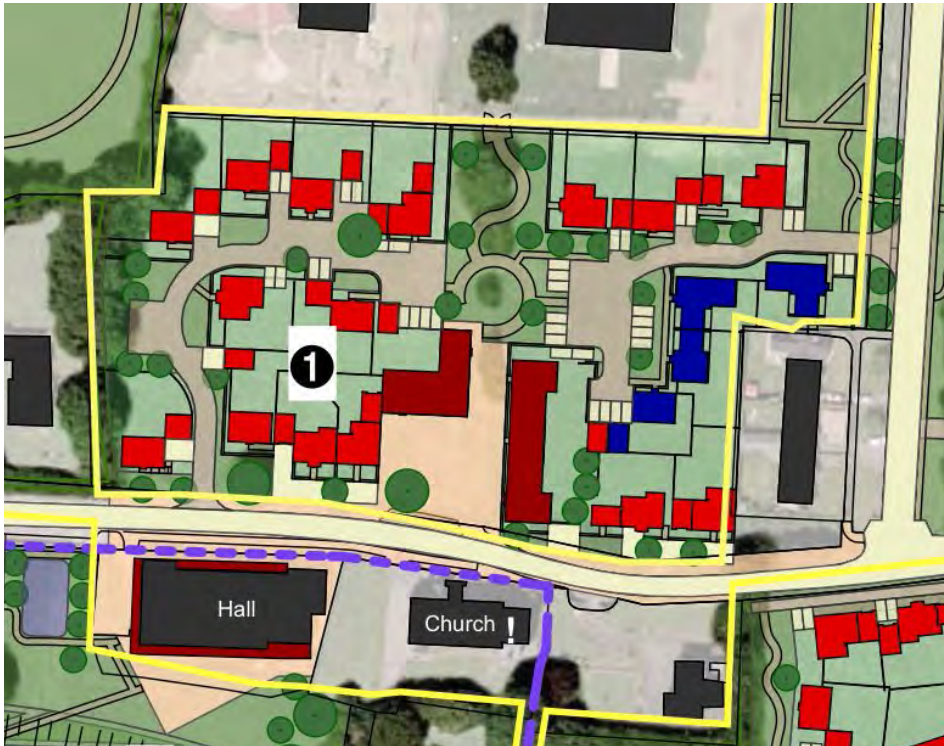


Above: The centre of the village is an opportunity to consolidate the village centre, providing for an enhanced population and the immediate hinterland of residential development. Area 1, the Council owned site allows for the creation of a village square and contingent uses around it by retail and community facilities. Housing is in clusters off the square at a two-storey village scale. Area 2 is for village amenities, a car park with space for a small children’s play area immediately outside the community centre, a community garden with a ‘healthy hub’ between the centre and the river. In Area 3, a nursing home facility is proposed, with some sheltered housing. Housing units face Church Road, helping to create the character of a street. It connects effectively with the riverside amenity.

Area 1



Clockwise from top left: location map, site existing, site proposed, axonometric view of 3D model, Area Plan



Area 1, the Council owned site, allows for the creation of a village square and contingent use around it with retail and community facilities. Two-storey village scale housing is proposed in clusters off the square - Proposed Community Gardens (0.19Ha)

Area 2

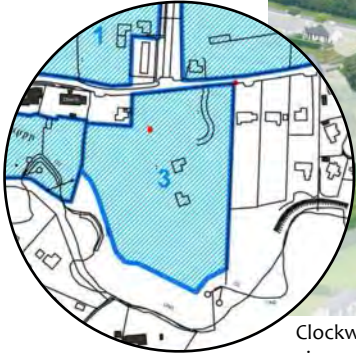


Clockwise from top left: location map, site existing, site proposed, axonometric view of 3D model, Area Plan

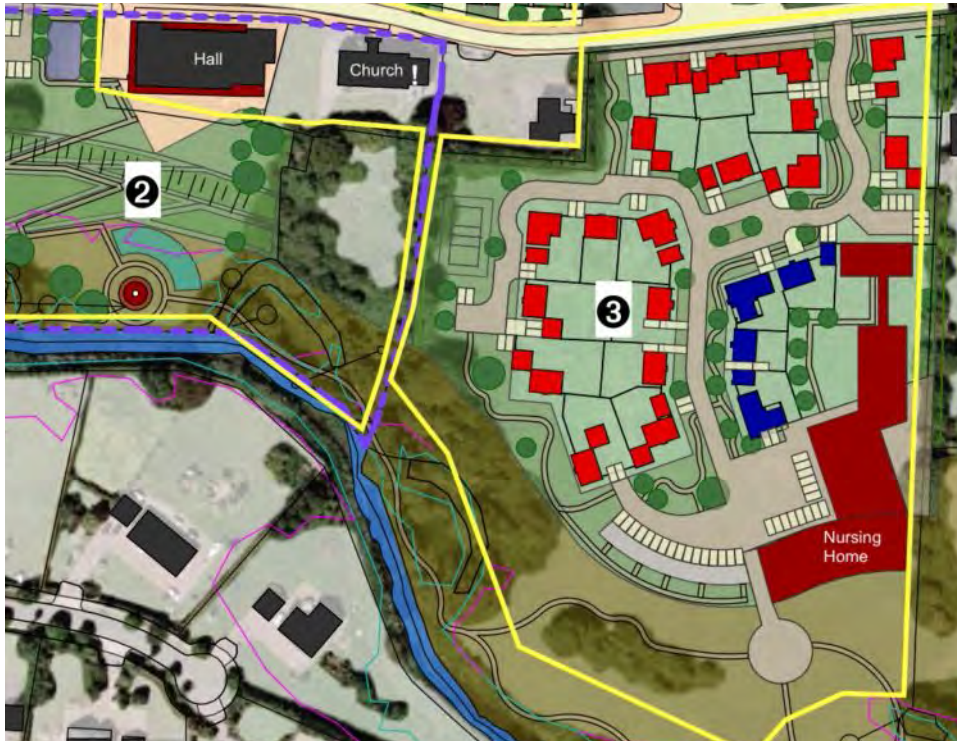


Area 2 is reserved for anticipated improvements to the community hall; a small playground for children, a community garden, a 'healthy Hub' for adults and a car park area which would serve the centre and general parking needs. It would also contain a key access point for the riverside amenity.

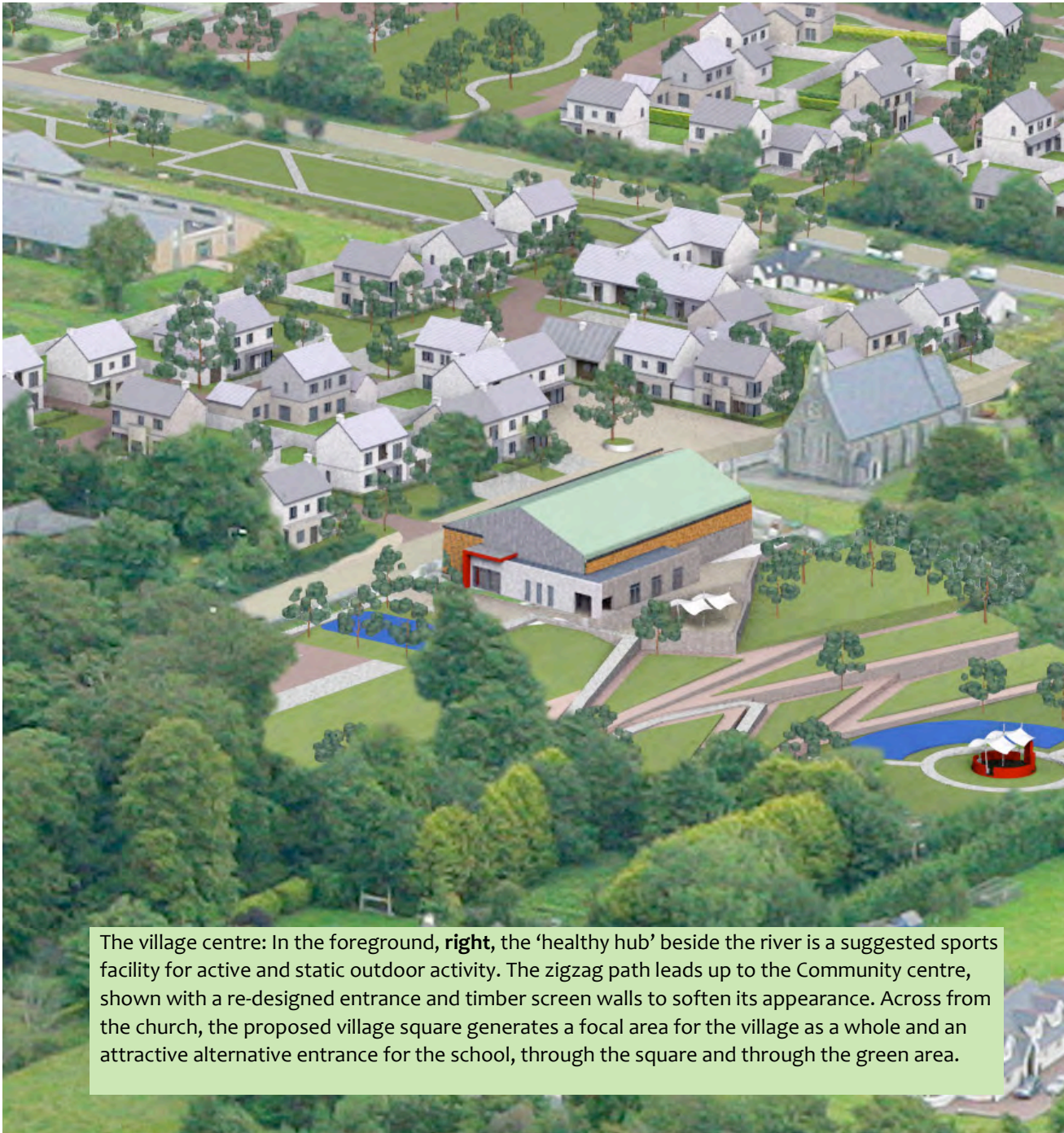
Area 3



Clockwise from top left: location map, site existing, site proposed, axonometric view of 3D model, Area Plan



Area 3 is beside the Parish House and opposite the junction to Rowlestown Drive. It has a significant frontage onto Church Road; the impact on the village of an effective frontage will be very positive. The proposed nursing home facility is within the structure of this area with entrance visible from Church Road. Four dwellings for the elderly front onto the central stretch of the access road. These could be developed as sheltered accommodation in association with the Nursing Home.



The village centre: In the foreground, **right**, the 'healthy hub' beside the river is a suggested sports facility for active and static outdoor activity. The zigzag path leads up to the Community centre, shown with a re-designed entrance and timber screen walls to soften its appearance. Across from the church, the proposed village square generates a focal area for the village as a whole and an attractive alternative entrance for the school, through the square and through the green area.

3.1 Design Code:

Village Centre, Areas 1,2,3

NB: This part of the Design Code is a specific application to ensure that 'VILLAGE QUALITY' be maintained through a combination of protection of the landscape and rural character, and village quality requirements for design. A Generic Code, incorporating more general issues of good practice is included in Section 4 of the report.

Area 1

- Area 1: (1.65 Ha) Potential density: 15.57 units/ Ha
- Proposed Community Gardens (0.19Ha)
 - Potential yield of 15 residential units (1.22 Ha)
 - Potential yield 4 single storey dwellings, suitable for the elderly
 - Proposed civic space & commercial / retail (0.24Ha)

Area 2

- Area 2: (1.36 Ha)
- Proposed playground, car park area, 'healthy hub' and community garden
 - Refurbished Community Hall
 - Riverside amenity park (0.69 Ha)

Area 3

- Area 3: (2.65 Ha) Potential density: 13.49 units/Ha
- Potential yield of 18 residential units
 - Potential yield 4 single storey dwellings, suitable for the elderly
 - Proposed Nursing home (0.47Ha)
 - Riverside amenity park (1.21 Ha)

Landscape

The village centre includes part of the historic landscape of Rowlestown at the Lawn Gates and, on the North side of the road, there are a number of mature trees which shape and define the road up to the church. On the South side of the road, the steep slope to the river is a strong feature of the landscape.

- All healthy trees in this area will be retained during development,
- The riverside footpath and cycleway will be connected to Church Road on development sites 2 and 3
- A new footpath will be provided on the North side of the street.
- Steep banks between street and riverside will stay unbuilt, and a management plan applied to maintain these areas as essentially natural amenity.
- Boundaries to development, in principle will be defined by hedgerow planting, limited in height on the public side of houses to 1.2m, and on the private side to 2m. Temporary fencing is to be located inside the planting boundary.
- In each Area, a survey and landscape plan will be prepared by the developer, suitable and safe for public access, with details of all existing trees and boundary conditions.

Movement: vehicles, bicycles, cars

- Movement of **vehicles** throughout Rowlestown will be restricted by speed limits and traffic calming measures, and on green roads by promoting cycle and pedestrian priority. Within each of residential areas 1 and 3, shared surfaces will be encouraged where traffic is light, for example in courtyards and culs de sac.
- A single access off Church Road for Areas 1 and 3 is proposed for traffic safety reasons.

- Bicycles will be given safe, purpose built routes within and beside each of the residential areas as shown on the transport improvement plan.
- Pedestrians, too, will be favoured, with joint pedestrian / cycle routes in each of the areas. Safe pedestrian access to the school is seen as a key objective.

Public Realm, Village centre and new Square

Church Road is wide and mainly generates light traffic only. However, at school and peak times, there is significant increase in quantity and speed.

- To effect a successful public realm, the road will have an additional footpath, and a new Square will be incorporated within Area 1. The Square will traverse the road to the church, contributing a civic quality as well as achieving traffic calming.
- The Square will be designed as part of a linking route, giving access to proposed shops as well as facilitating a future entrance to the school on its southern boundary.
- The design shown for buildings surrounding the Village Square is two-storey in scale, although it is acceptable to incorporate three storey buildings around the Square. The intention is to achieve a purpose built convenience store on its northern edge, with possible community use on the upper floor, and to design dwellings on the eastern side with an option to incorporate commercial use on ground floor, now or in future, facing into the Square.

Within the residential areas, the following open space areas are to be provided:

- In **Area 1**, the Square, the Green between the Square and the school boundary, the shared surface road, footpath, cycleway which will run through the

development in an East / West direction, and a community garden.

- In **Area 2**, the car parking area, a children's play area and a natural steep bank with zigzag footpath / cycleway, leading down to the riverside 'healthy hub', amenity walk and cycleway.
- In **Area 3**, A substantial area of steep bank below the proposed elderly care facility is to be maintained with an 'extensive maintenance' plan, incorporating footpaths through the area, and a viewing platform usable by elderly residents linking back to the elderly care premises and sheltered housing. Substantial parking is allocated for nursing home staff and visitors.

Building on special identity of Place: History, culture and scale

The existing buildings of this area of significance are limited to the church, the parish house and the community centre, and the Lawn Gates approach to Rowlestown House. The church and parish house are well maintained. The community centre, is an important social focus for the village centre:

- It will benefit from refurbishment, improving the entrance and appearance of the building from the road, suggested in the design ideas for Area 2.
- Substantial scale of these buildings grants them a position as special buildings in the village, whereas residential buildings need to reflect the more domestic tradition of rural development, avoiding suburban and urban types, which would affect the scale and identity of place of Rowlestown. Two storey buildings generally are appropriate to the village scale, although some two and a half storey buildings may be considered within each development area.

Amenities

Rowlestown has an enviable wooded, rural and riverside environment and setting, which offers already exceptional amenity. However, the extension of the village means that there will be pressure on existing environmental amenity. Thus, the expectation in the Plan that there will be new amenity requirements for the riverside, cycleways, walks, footpaths and open spaces is concomitant on the provision of further residential development. Amenity proposals are spread through the Development Areas, but inevitably and properly focus on the centre of the village, along with increased density, as a contribution to creating a strong sense of place at the centre.

- Amenity provision, built into each of the Development Areas in this Plan, must be provided with appropriate management plans for their sustainable enjoyment.

New buildings

Discussion about scale in the villages suggests that single and two storey scale is appropriate apart possibly from a small number of two and a half-storey houses.

The character of new buildings needs to be prescribed in a number of clear ways, to achieve a level of visual harmony in the village centre:

- Roofs should be pitched, 30 - 45° slope, with slate covering. Integrated solar panels are acceptable, and photovoltaic panels may also be proposed for roofs.
- Wide frontage houses may be preferred where orientation or privacy requirements indicate, or where village character is prioritised.
- Brickwork is not favoured in the village centre.
- Materials used will be rendered and painted or plaster coloured finishes, using a palette of colours which results in a bright, light appearance - white

and off whites and gentle colours, Contrast in colour for emphasis on doors and panels is acceptable.

- Windows are not prescribed in size, but proportions should be used which are a module of a golden section (upright 1 to 1.618 proportion, which has been a predominant proportion in traditional buildings), or square.
- Applied stonework panels or tiles, to emphasise for example the entrance, is acceptable.
- Boundary walls where necessary to protect privacy at the rear or side of buildings should not exceed 2m and should be rendered to match the house. Elsewhere boundaries should be hedges as indicated in the Landscape section.
- Where new buildings are designed to front the Main Street, the frontages should appear to be continuous, (for example by attaching, say a garage or storage building to the house with a wall, a hedge, a trellis).
- Within these overall frameworks, the design of contemporary buildings and innovative approaches is welcomed.

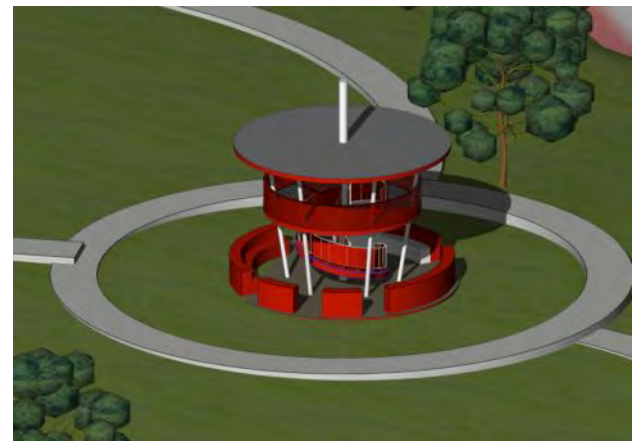
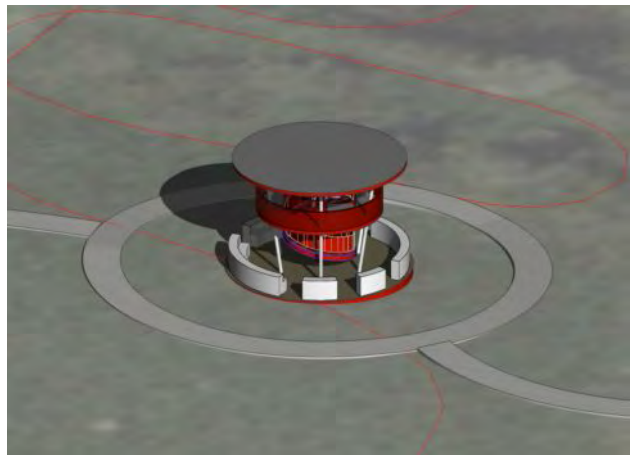
Soft and hard landscaping

There are good reasons for avoiding concrete or impermeable surfaces apart from appearance. Each plot and site should be capable in normal circumstances of being self-draining to minimise flood risk and overload of surface water.

- Use permeable, porous asphalt or gravel on driveways, footpaths, cycleways and roads.
- Create as necessary an open soak-away at the edge of hard landscape to absorb run-off.

General

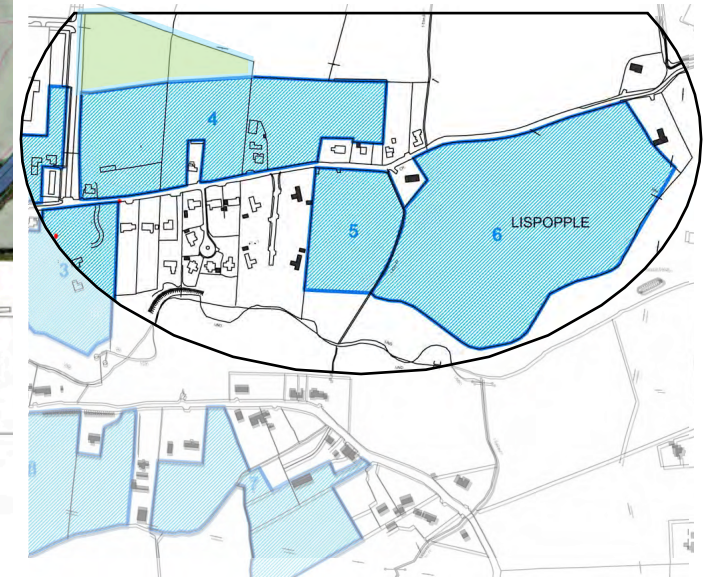
Sites in the village centre, Areas 1, 2, 3 and part of 4 need to observe also the generic Design Code in Section 4.



Three out of the six 'Healthy Hubs', an idea for pavilions along the river, each of which will feature particular activity.



3.2 Areas 4, 5 and 6 Between Church Road and Lispopple Bridge, with Proposed Allotments to North



Plan, **above**, shows the eastern area of the VDFP, divided into three development areas. Area 4 to the North comprises a series of fields. Boundaries are retained to help create a friendly rural scale for the house clusters. As the site extends from the centre of the village the density gradually decreases. Area 5 is a reinterpretation of the unfinished scheme on the site, by removing the derelict house in the centre of the site and creating an attractive focal centre of green space. Area 6 is a large site where the riverside amenity plays a significant role in creating an attractive layout defined by landscape qualities: a buffer of trees along the road on the northern side, gradual progression from ‘manicured’ landscape and local open spaces, to more natural connection to riverside to the South.

Above: Extension eastwards moves the development away from the centre. The road has dense vegetation, especially on the northern side and offers an Arcadian quality of trees and fields, yet close to the village. Area 6 is open to the road, suggesting a buffer of planted trees. Areas 5 and 6 benefit from having access to the proposed riverside amenity area.

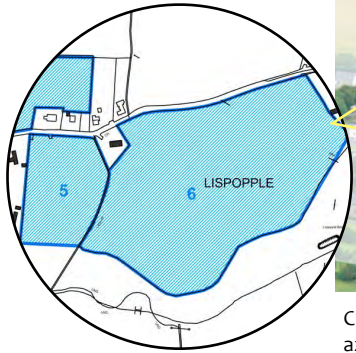
Area 4

Clockwise from **top left**: location map, site existing, site proposed, axonometric view of 3D model, Area Plan



Area 4. The ground area of the site is significant; to break down the scale, and create distinct sub-areas, the existing field pattern hedgerows are maintained, or modified according to a landscape plan to ensure that they are suitable for a residential environment. Hedgerows maintain green corridors in this area, and density decreases further away from the Square.

Areas 5, 6



Clockwise from top left: location map, site existing, site proposed, axonometric view of 3D model, Area Plan



Areas 5 is the site of a failed housing scheme which was clustered around an existing house which is now abandoned. The road pattern as approved is maintained and the central area is kept as a landscaped green for the site. Area 6 is a large, open field, currently used for growing cereals. It is at the easternmost end of the village.

3.2 Design Code:

Church Road, Areas 4, 5 and 6

Area 4

Area 4 adjoins Rowlestown Drive, although it is separated by mature hedging of varying quality. It is proposed to retain the hedgerow line as a green edge to the site, retaining trees and maintaining a minimum height of 2m, with limited openings where pedestrian and / or cycle movement is expected. The ground area of the site is significant; to break down the scale, and create distinct sub-areas, the existing field pattern hedgerows are maintained, or modified according to a landscape plan to ensure that they are suitable for a residential environment. The hedgerows maintain green corridors in this area. In the plan they are used to link with a new greenway along the northern edge of the site which will accommodate pedestrian and cycle ways, offering a safer alternative to walking or cycling along the road towards Lispopple Bridge

Area 4: (5.57 Ha) Potential density: 6.46 units/Ha
- Potential yield of 36 residential units including 2 sheltered houses

- Housing density decreases according to distance from village centre, decreasing in four steps and differentiating each sub-area.
- Retention of tree hedgerows along Rowlestown Drive and the road to Lispopple Bridge is required,
- Retention of hedgerow field patterns is required, modified as necessary by landscape plan to be prepared by developer.
- The northern perimeter is defined by a new green corridor; along with the hedgerow boundaries, an “extensive maintenance” plan is to be provided by developer, along with the landscape plan.
- Houses are generally two storey in this area. A small number of two and a half storey houses may be

considered. They have substantial gardens and a garage space, which may also be used for home business purposes subject to approval.

- Houses coloured blue indicate sheltered housing for elderly / disabled.
- North of the site is a location for allotments.

Area 5

This area is the site of a failed housing scheme which was clustered around an existing house which is now abandoned and has been severely damaged by vandalism over a period of years. The road pattern as approved is maintained and the central area is kept as a landscaped green for the site, a safe place for children’s play. Density permitted is moderate for residential areas allowing for two storey housing, possibly some two and a half storey, and garage or home business, subject to approval.

Area 5: (2.08 Ha) Potential density: 11.26 units/Ha
- Potential yield of 16 residential units (1.42Ha)
- Riverside amenity park (0.66Ha)

- Planting: reinstate hedgerow 1.2m, along road frontage to help integrate development into its rural setting.
- Landscape layout for riverside amenity to include footpaths and cycle ways, with easy maintenance open area to riverside, and designed to link to Areas 3 and 6.
- Trees on site and boundary to be protected and pruned, suitable and safe for public access, and according to a landscape plan, prepared by the developer.
- Houses generally two storey in this area have substantial gardens. A small number of two and a half storey houses may be considered, and a garage space which may also be used for home business purposes subject to approval.

This part of the Design Code is a specific application to ensure that ‘VILLAGE QUALITY’ be maintained through a combination of protection of the landscape and rural character, and village quality requirements for design. A Generic Design Code, incorporating more general issues of good practice is included in Section 4 of the report.

Area 6

Area 6 is a large, open field, currently used for growing cereals. It is at the easternmost end of the village. The layout shown covers the western part of the site, indicating 30 units. The development of the remainder of the site is subject to a revised Core Strategy which will allocate the number of residential units in each town or village. The proposed 30 unit allocation meets the current Core Strategy allocation in the County Development Plan. The sites are sizable, and landscaping is designed to minimise their impact on the natural environment at the edge of the village.

Area 6: (9.06 Ha) Potential density: 7.69 units/Ha
- Potential yield of 30 residential units (3.9Ha)
- Riverside amenity park (2.04Ha)

- Buffer landscaping to north of site along the road will improve microclimate of site, and screen buildings from the road.
- Landscape layout for riverside amenity to include footpaths and cycle ways, with easy maintenance open area to riverside, designed to link to Areas 3 and 6.
- Trees on site and boundary to be protected and pruned, suitable and safe for public access, and according to a landscape plan, prepared by the developer.
- Houses, generally two storey in this area, have substantial gardens, and a garage space which may also be used for home business purposes subject to approval. A small number of two and a half storey houses may be considered.