

## LANDSCAPE CHARACTER

At the northern end of the site is a large stone barn. Although the building is in poor repair, it is a significant landmark in the centre of the village. Behind the barn the site slopes gently southwards to a low lying boggy area and a small stream. It is divided into small paddocks by hedge boundaries with some well established trees. Modern housing bounds the site to the east and west and development will be seen as an integral part of the village. To the south, the site is open onto a shallow valley overlooking farmland and playing fields.

## ENVIRONMENTAL CAPITAL

Asset: Stone barn and walls.

Current value: Significant part of village character, although in poor condition.

Proposal: Retain and repair main structure and integrate with new village hall building.

Asset: Hedges, trees and boggy grassland.

Current value: Habitat for birds and small mammals; occasional flood water retention.

Proposal: Retain hedges, protect habitats in public open space; introduce limited new planting of native species to enhance habitat.

## SUSTAINABILITY INDICATORS

### Resource minimisation.

South facing slope offers potential solar gain. Terraced housing to minimise heat loss from external walls. Sustainable drainage to safeguard water quality and avoid any increase in flooding. All parking areas to have permeable surfaces.

### Design quality.

Local distinctiveness preserved through:

- retention of farm building in village street;
- rendered finishes in typical local colours.

### Access and integration.

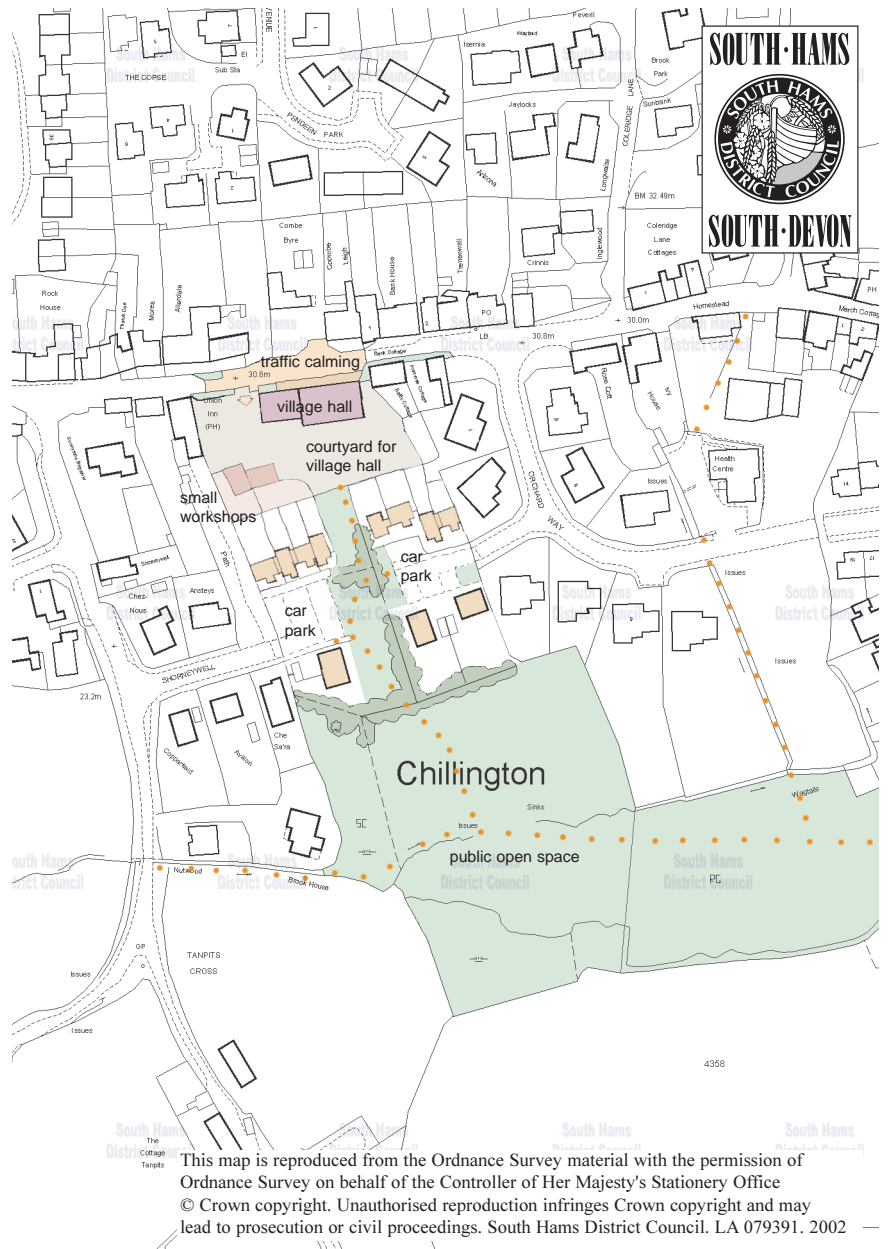
New village hall and improved car parking as facility for village and outlying community; public open space and sports facilities in walking distance for most residents.

### Opportunity and equity.

Some house types to meet local needs. Open space for informal play. Small workshops to promote local employment.

## DEVELOPMENT PRINCIPLES

The north wall of the barn should be repaired and retained as a robust large structure defining the edge of the main street. Openings to this side should be kept small and as few as possible. The roof should retain the scale of the original and be finished with dark slates. The south side of the barn will be a new structure and can be a more open glazed elevation and should take advantage of opportunities for energy efficiency and passive solar gain.



Housing should be accessed from both Shorneywell and Orchard Way but these should be connected only by a footpath link. Each access should incorporate additional public car parking.

The terraced or semi-detached houses should face south towards the open space. They should be rendered and painted in neutral tones to blend with the predominant local colour range.

The workshops should be of a scale and character similar to farm outbuildings and designed in keeping with the new village hall.

Stone reclaimed from the barn that is unfit for structural use should be used in boundary walls between private spaces and the hall courtyard and footpath link.

-  PUBLIC OPEN SPACE AND FOOTPATHS
-  8 - 12 HOUSES OR FLATS WITH PRIVATE GARDENS & SHARED PARKING
-  3 HOUSES WITH PRIVATE GARDENS & PARKING
-  BARN CONVERSION AND EXTENSION FOR NEW VILLAGE HALL
-  2 SINGLE STOREY WORKSHOPS WITH STORAGE YARD
-  TRAFFIC CALMING AND VILLAGE IMPROVEMENT SCHEME

DRAFT FOR CONSULTATION - JANUARY 2002  
Village centre, Chillington