
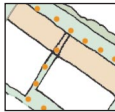


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 NEW PLANTING AND OPEN SPACE. STONE SCREEN WALL TO PARKING AND GARDENS.

 10 - 12 TWO STOREY TERRACED HOUSES WITH SHARED PARKING. HEDGE BANKS AND SIMPLE ELEVATIONS TO OPEN COUNTRYSIDE. PRIVATE GARDENS WITH LOW WALLS WITHIN THE COURTYARDS. FOOTPATH ACCESS.

LANDSCAPE CHARACTER

This small site is part of a large area of grazing land at the north eastern edge of the villages. Development offers an opportunity to reinforce the village form and establish a stronger outer boundary, rounding off the linear development along Wheat Park. The site is significant in the approach to the village from the north east.

ENVIRONMENTAL CAPITAL

Asset: Hedges.

Current value: Habitat for birds and small mammals.

Proposal: Retain hedge where possible, introduce new trees and hedge with native species to compensate.

SUSTAINABILITY INDICATORS

Resource minimisation.

Enclosed courtyard enhances shelter. Terraced housing to minimise heat loss from external walls. Sustainable drainage to safeguard water quality. All parking areas should have permeable surfaces.

Design quality.

Local distinctiveness preserved through:

- simple massing and detailing to improve quality of approach to village;
- stone to north eastern elevations, elsewhere rendered finishes in typical local colours.

Opportunity and equity.

House types to meet local affordable needs.

DEVELOPMENT PRINCIPLES

The buildings form an enclosed courtyard, sheltered by the new hedge, the building mass and a courtyard wall running parallel to Wheat Park. These elements conceal parked cars, washing, sheds, etc., in the view from the surrounding countryside. The short linked terraces have private gardens set within the courtyard and the elevations to the countryside should have simple details similar to small farm buildings of the area. A narrow footpath access for maintenance and window cleaning is all that is needed along the outer edge.

DRAFT FOR CONSULTATION - JANUARY 2002

Wheat Park, Diptford

03/01

