

LANDSCAPE CHARACTER

The site is a small area of grassland, north east of the village centre. The field has poor quality hedge boundaries. This west-facing slope is some two metres above the level of Plymouth Road and the road frontage is significant in the approach to the village. Modern housing overlooks the site from Laburnum Way.

ENVIRONMENTAL CAPITAL

Asset: Rough hedges and grassland.
 Current value: Low value as habitat for birds and small mammals.
 Proposal: Retain eastern hedge, introduce new tree planting of native species to enhance habitat.

SUSTAINABILITY INDICATORS

Resource minimisation.

West facing slope offers potential solar gain. 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:

- massing and detailed design to improve quality of approach to village;
- rendered finishes in typical local colours.

Access and integration.

Primary school, village hall and public transport within easy walking distance.

Opportunity and equity.

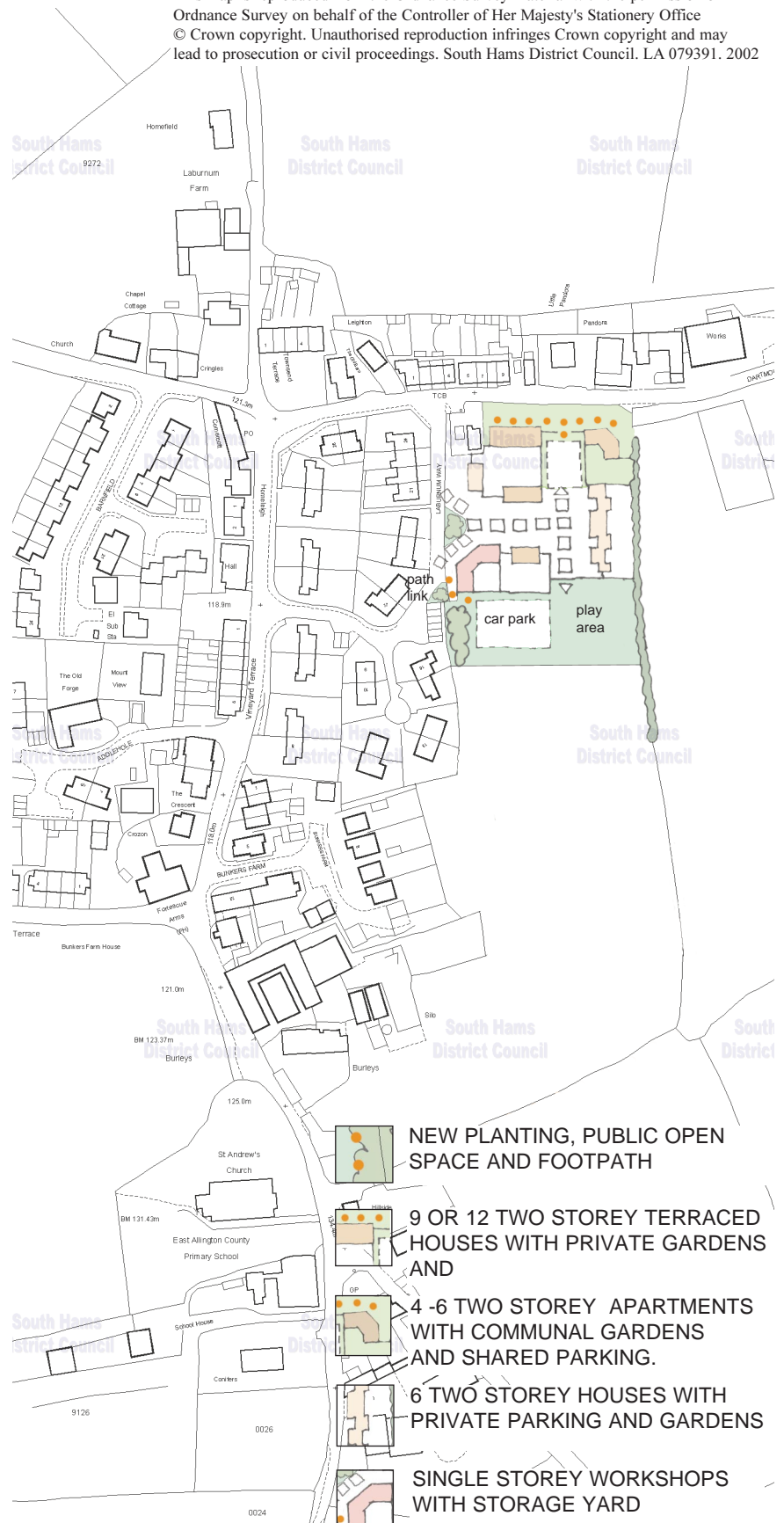
Mix of house types to meet local affordable needs. Play area for local children. Workshops to promote local employment.

DEVELOPMENT PRINCIPLES

The northern boundary is prominent when approaching the village on Plymouth Road. Houses here will be set on a bank above the road and cannot have direct access. They should have a footpath to the front, with railings along the bank top. The apartment building at the north eastern corner of the site should provide a landmark that defines the entrance to the village. Houses and workshops should be rendered and painted in neutral tones to blend with the predominant local colour range.

The splayed entrance to a small cul de sac within the site provides an opportunity to introduce new tree planting that will improve the appearance of Laburnum Way. The single storey workshop buildings that face the small green should be similar in scale, materials and opening details to small farm buildings within the village.

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Laburnum Way,
 East Allington

