

## LANDSCAPE CHARACTER

The site has two parts: the field at the eastern edge of the village, between the houses and Ermington Workshops; and the site of the existing village school. The field is grazing land with good hedges and trees, especially on its northern boundary. At its highest point it is approximately two metres below the main road level and the land slopes down to the River Erme. The southern half of the field lies in the flood plain. The school is on a constrained site within the core of the village and opens directly onto the main road. Although not unattractive, the buildings are outdated and access is difficult.

## ENVIRONMENTAL CAPITAL

Asset: Mainly grassland with peripheral hedgerows and trees.  
 Current value: Habitat of value for birds and small mammals.  
 Proposal: Hedgerows to be retained, some new planting to enhance habitat, open grassland retained in school field.

Asset: School buildings.  
 Current value: Village tradition.  
 Proposal: Investigate history and record before re-development.

## SUSTAINABILITY INDICATORS

### Resource minimisation.

Some terraced housing to minimise heat loss from external walls.  
 Sustainable drainage to safeguard water quality and avoid additional flood risk. All drives and parking areas to have permeable surfaces.

### Design quality.

Local distinctiveness preserved through:

- intimate cottage setting on narrow lane in school redevelopment;
- larger houses on outskirts of village, set behind retained hedge, trees and additional planting.

### Opportunity and equity.

Mix of house types to meet local affordable needs.

## DEVELOPMENT PRINCIPLES

On the old school site, a simple courtyard and terraced street stepping down the slope.

Relevant local visual characteristics are:

- stepped roof lines, and slight variation in building lines;
- elevations are rendered and painted in harmonious colours.



20 - 24 TWO STOREY HOUSES,  
 WITH A MIX OF PRIVATE DRIVES  
 & PARKING COURTYARD

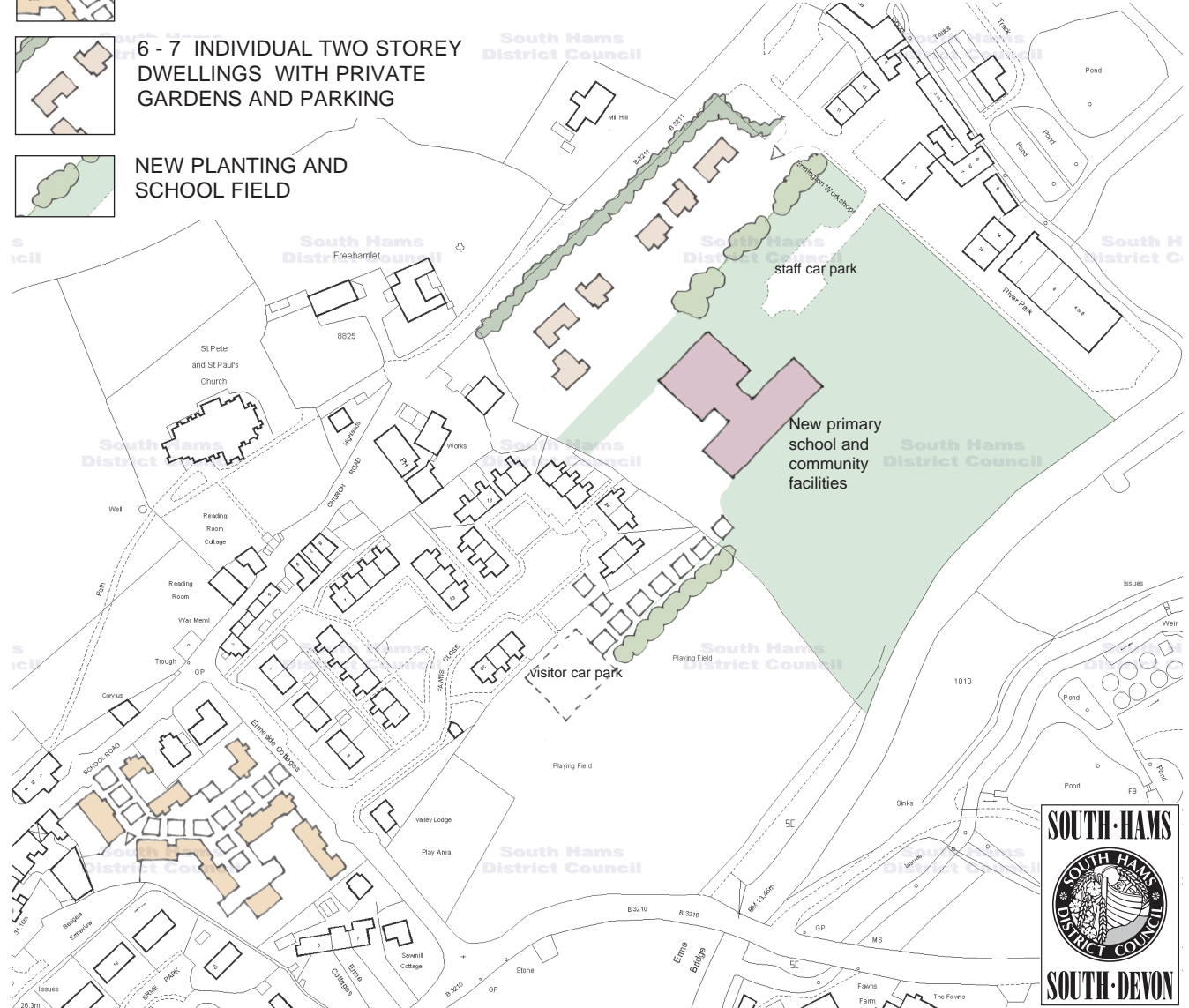


6 - 7 INDIVIDUAL TWO STOREY  
 DWELLINGS WITH PRIVATE  
 GARDENS AND PARKING



NEW PLANTING AND  
 SCHOOL FIELD

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DRAFT FOR CONSULTATION- JANUARY 2002

# Old School Lane, Ermington