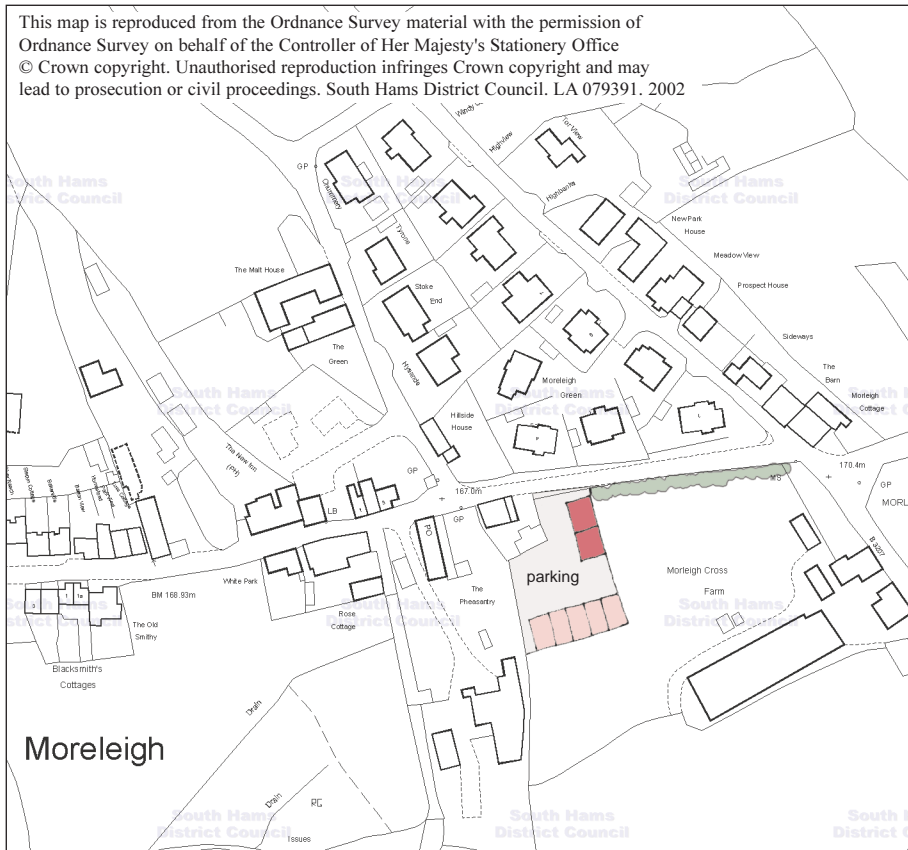


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# Moreleigh Cross Moreleigh

## LANDSCAPE CHARACTER

The site is part of a farm yard within the core of Moreleigh village. Moreleigh is a working agricultural village and remains rural in character. The site is screened by a strong hedgerow along the northern boundary of the farmyard.

## ENVIRONMENTAL CAPITAL

Asset: Hedgerow.  
Current value: Habitat, and screens open view.  
Proposal: Retain, protect and manage.

## SUSTAINABILITY INDICATORS

### Resource minimisation.

Sustainable drainage. Parking area to have permeable surfaces.

### Design quality.

Rural character preserved through simple buildings that replicate the scale, massing and materials of traditional farm buildings.

### Opportunity and equity.

Flexible small business units to meet local needs.

## DEVELOPMENT PRINCIPLES

The development should reflect a traditional rural form with simple buildings enclosing a courtyard. The courtyard will enable all parking and other external activities to be out of sight. A two storey block with a gable to the road will help to define the entrance to the village core. A row of single storey workshops form the southern boundary of the development. All doors and windows should open into the courtyard and the eastern and southern boundaries should be plain, without openings. The buildings are to be linked by 1800mm walls in the same materials as the main structures.

The buildings should blend with the existing older buildings in the area, and if possible should use reclaimed materials so that they appear to be part of the traditional rural scene.