

Extensions

The design of domestic extensions should:

- new extensions should not overwhelm the original building or block light into principal rooms in an adjacent dwelling;
- respect the character and design of existing dwellings;
- materials used in exterior work should be in sympathy to those of the exterior of the existing house. The use of appropriate local reclaimed materials should be considered;
- extensions offer an opportunity to use good contemporary design and it may be possible to add a well designed extension in a modern style as long as it complements the original;

Conservatories

The design of conservatories should:

- avoid placing conservatories on main elevations of existing buildings as they will usually look out of place;
- ensure that the conservatory is separate to the main building with door or window that can close, as they can lose heat rapidly at night.
- consider an alternative approach such as a 'garden room' extension or out building, as this would be easier to integrate with the existing style of the building and surrounding area;
- consider use of timber, as opposed to uPVC, as it is inherently more sustainable;
- consider opportunities for locating photovoltaic and solar thermal panels on the conservatory, as they would be less prominent than the roof of the main building;

Outbuildings

The design of outbuildings should:

- choose building materials that match those of the original building. Although there is scope for an alternative approach using good contemporary design and materials;
- consider using appropriate local reclaimed materials reducing the carbon footprint of the development;
- have pitched roofs and garages should have vertical timber boards.

A photograph of a stone building with a tiled roof and a paved path leading through an archway. The building is constructed from rough-hewn stone, and the roof is made of reddish-brown tiles. A paved path leads through an archway in the building. The background shows trees and a clear blue sky. A green rounded rectangle is overlaid on the right side of the image, containing text.

Policy Statement

Agricultural is an important element of the Hartland Peninsula's rural economy. The AONB supports agricultural development in the Hartland Peninsula, once it is: sensitively located, well designed, respects the character and appearance of the area; and does not have an unacceptable adverse impact on the environment.

The AONB accepts that conversion of redundant or disused rural buildings for economic or residential uses, can positively contribute to an area's rural character. However the design should: retain the original character of the building and its surroundings; be converted without significant alteration, extension or rebuilding; and have suitable access to the building in place or can be created without damaging the surrounding area's rural character.

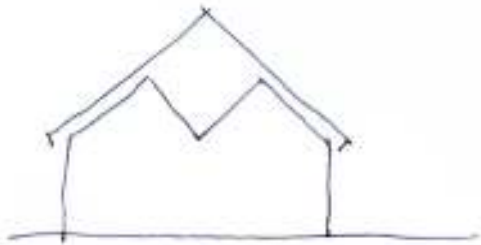
Agricultural

General principles

The quality of traditional farm buildings across the Hartland Peninsula is high and they contribute significantly to the character of the area. Some farms buildings were on a much smaller scale, tucked away, almost hidden in the natural folds and hollows of the landscape, although this is not always the case as Blegberry, Berry and Beckland are larger scale farmsteads. It is inevitable that over the years some buildings will become ill-suited or incapable of being used for the purposes for which they were originally built. Traditional farm buildings are an essential part of the Hartland Peninsula landscape, however significant changes in farming practices over the last few decades has meant that these cannot generally satisfy modern farming requirements. However before planning for the construction of a new building, all opportunities for the repair or modification of existing buildings should be considered. The use of an existing building will have less impact upon the AONB landscape and the wider environment than the construction of a new building.

New Agricultural Buildings

The siting of a new building in relation to the functioning of the existing farm is a fundamental consideration. An understanding of the character of the local landscape is essential in designing a farm building that will preserve rather than detract from the distinctive qualities of the landscape. Factors such as building form, construction materials and orientation of traditional buildings are important elements of an area's character. These factors will provide guidance on the construction materials, forms, colours, relationship with other buildings and landscaping and planting that will help the proposed new building to settle into the landscape. The emphasis on the building's design though, should be on integration with the landscape rather than on how to provide planting or landscaping to screen it. If the functional considerations place the building within or in close proximity to the farmyard it must be designed to harmonise rather than visually dominate the yard..



Above: The illustration shows that using a double pitch reduces the overall building height.



Above: Shows that the use of different materials breaks up elevations minimising impact.



Above: The illustration shows that using a single pitch agricultural building is more dominant in the landscape



Above: The illustration shows that a double pitch is more effective at minimising impact on the surrounding context.

Building Form and Location

The design of new agricultural buildings should:

- avoid visually intrusive new buildings that are too dominant or overbearing and respect the scale of surrounding buildings;
- consider a design that uses either a series of parallel frames, frames set at right angles to provide a L or T shape building, or a courtyard form with dual pitched roofs. This will provide smaller scale elevations and lower overall roof height as opposed to one large building;
- avoid remote locations as these tend to be visually intrusive, can be a high security risk and difficult to connect to services;
- where isolated farm buildings are necessary its location should, where possible, take advantage of natural dips in the land or be set against a hillside, otherwise the building can be sunken into the ground to reduce its visual impact;
- avoid being located in skyline sites or sites prominent from public viewpoints;
- ensure careful siting in relation to existing mature trees, hedges and other landscape features, to help integrate a new building into the landscape;
- if sited within a traditional farmyard, the building should be adapted to fit in with the character by making the elevation facing into the farmyard as similar as possible to the existing buildings through the use of appropriate materials, such as slate or timber cladding, and matching the eaves height and roof pitch;
- if the existing traditional courtyard is particularly sensitive, be located some distance from the yard away from principal public view points and the most important views of the farmyard;

Drainage

The design of new agricultural buildings should:

- ensure guttering and downpipes are sized in proportion to the area of roof being served and do not discharge into an area that may be contaminated with livestock waste or silage as this could result in the pollution of a watercourse;
- ensure any associated waste storage facilities be sited at least 50m from any spring, well or borehole and 10m from any other watercourse, including land drains, which could become polluted;
- ensure surface water run-off is dealt with by the use of 'Sustainable Urban Drainage Systems' SUDs - to reduce the quantity and rate of run-off and pollution caused;
- be constructed at least 7 meters away from a watercourse or wetland area;



Building Materials

The design of new agricultural buildings should:

- consider the use of rubble stone for the solid lower wall section or rendered blockwork, vertical close boarded timber for the upper wall section, and dark coloured roof as this is more keeping with the local vernacular and can reduce the apparent bulk of a building;
- ensure that roof coverings for larger buildings with wide spans, are matt sheets finished in colours appropriate for rural environments. Avoid pale or shiny roof materials. Metal roofs with metal sides should also be avoided as these can produce a large monolithic appearance;
- for smaller buildings consider the option of traditional construction methods such as rubble stone, or cob. Brickwork is thought to have been sourced from Fremington, Barnstaple and is a key characteristic feature around fenestration of barns and should be considered;
- consider alternative pressure treated softwood as a more sustainable option, if sourced locally (preferably Forestry Stewardship Council), for walls and smaller frames;
- ensure rooflights are placed on the least prominent roof slope as these can add to the visual discordance of a modern farm building. The use of solar photovoltaics should be considered;

Landscaping and Accommodating Wildlife

The design of new agricultural buildings should:

- consider the use of landscaping and planting to avoid wind tunnels and mitigate visual impact of development on landscape character;
- use the spoil left over from excavation to create new hedgebanks around the building to help soften the buildings outline and anchor it in the landscape. Ideally these banks should be similar in height to nearby hedgebanks and local traditions of hedge and bank construction should be used;
- newly graded earth banks and cuts associated with new buildings should be restored to appropriate vegetation by grass seeding or native shrub planting;
- ensure that opportunities are taken to include bird and bat boxes and roosts;
- consider planting a shelter belt of native trees to protect the development and to provide valuable habitat for other plants and animals;
- new roads and tracks should follow the contours of the land and existing field boundaries.

Conversion of Agricultural Buildings

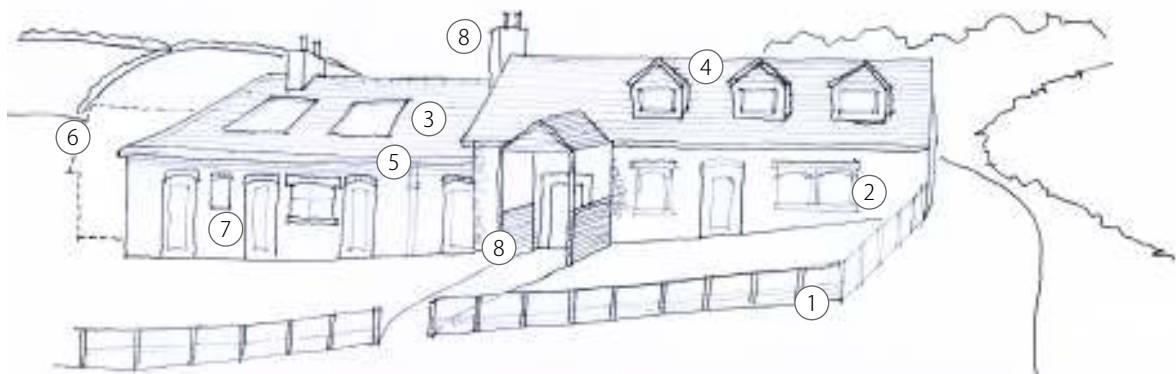
The Agricultural buildings within the Hartland Peninsula are an essential part of its character and have traditionally provided a focus for the development of most of the hamlets and villages. Some old farm buildings have become redundant as farming practice has changed. Although most traditional barns are not specifically protected, they are historic assets, possibly heritage assets. When they become redundant or disused they can provide a useful resource to allow the delivery of sustainable economic or residential development. However, it is important to ensure that such conversions take into account their rural setting and the need to deliver good design that leads to an enhancement of the immediate setting of the building.

Converting Farm Buildings

The design for conversion of agricultural buildings should:

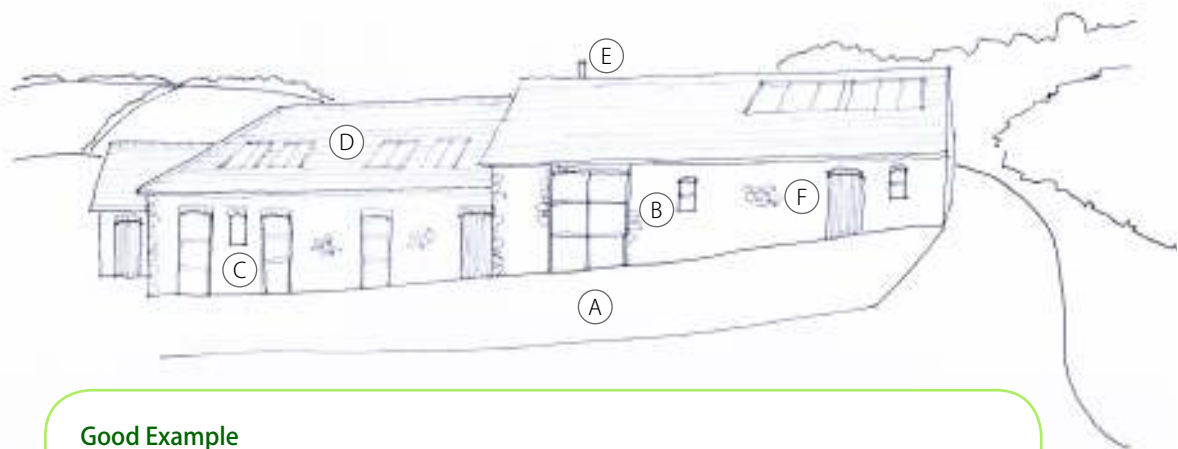
- retain as much of the original structure as possible;
- respect the building's original functions and maintain the agricultural character by ensuring that the appearance of the building is not radically altered;
- work within the existing envelope as extensions are not always acceptable. Where extensions are allowed they should reflect the design of the original building;
- avoid the addition of elements such as barge boards, fascias, rainwater goods, porches and conservatories;
- retain existing openings and limit the number of new openings. New windows in existing openings should be set well back and have strong simple framing;
- avoid adding chimneys to buildings that have had none in the past. A discreet matt black metal flue coming through the roof is normally acceptable;
- not break roof slopes with dormer windows as these look out of place. Roof lights are an acceptable way to bring light into the interior and reduce the need for electric lighting. They should be positioned flush to the plane of the roof and where feasible, sited on the least visible roof slope;
- where possible ensure materials replicate those of the existing building;
- limit the sub-division of both internal and external spaces.
- undertake appropriate protected species surveys as farm buildings are often home to bats, barn owls and other protected species. The design should take them into account and incorporate bird and bat boxes where possible;
- new roads and tracks should follow the contours of the land and existing field boundaries.

Below are illustrative examples of how a typical collection of farm outbuildings in the Hartland Peninsula might be converted into holiday accommodation. The good example shows how to apply the guidelines successfully to retain and enhance existing character, whilst the poor example illustrates inappropriate styling that leads to a loss of character.



Poor Example

- | | |
|---|---|
| 1. low fencing and division of the yard | 2. over-enlargement of new openings |
| 3. use of standard rooflights | 4. inappropriate dormers |
| 5. poor positioning of drain pipe | 6. removal of existing building |
| 7. inappropriate window and door styles | 8. inappropriate residential detailing such as porches and chimneys |



Good Example

- | | |
|---|--|
| A. retention of open space to front | B. use of existing openings |
| C. sensitive window and door styles | D. use of conservation style rooflights |
| E. chimneys ventilated by flue on less visible side of building | F. new door and window inkeeping with existing style |

Policy Statement

Tourism is recognised as an important economic driver for the AONB, however it must be recognised that tourist facilities must not harm the landscape which attracts visitors to the area in the first place.

National policy accords the highest status of protection to the landscape and scenic beauty of Areas of Outstanding Beauty (AONB). The development or expansion of tourist facilities should ensure that the character, appearance, setting and other special qualities of the landscape are conserved or, where possible, enhanced.

Tourist and Commercial

General Principles

The AONB supports small scale sustainable rural tourism and commercial developments that respect the characteristics of the countryside. The Hartland Peninsula is a very popular tourist destination, providing leisure and recreation activities for its own residents and those visiting the county. Tourist and Commercial uses play an important role in generating income for local residents.

The primary concern when considering tourism and commercial related development is the quality of design and minimising the negative impact upon the Hartland Peninsula landscape. The most sustainable developments will be those that bolster local distinctiveness, help to showcase local products, crafts and traditions and contribute to the conservation of local character and enhancement of natural beauty.

Tourism and leisure development is in its very nature diverse and encompasses a range of development types including visitor centres, major attractions, accommodation (catered and self-catering), chalets and caravan sites, camping sites, equestrian development, cafés, restaurants and car parks. It is likely that much of this type of development in the Hartland Peninsula will be accommodated within converted farm buildings or in new buildings closely associated with suitable groups of farm buildings, or within the village of Hartland itself. If the development is to be accommodated within a converted building, reference should be made to the Agricultural section and Building Elements and Materials section of this document.

Caravan and camping sites are also present and these are usually regimented and large in scale with little attempt at integration into the landscape, though they are long established. When making design and management decisions about holiday sites it is important to remember that visitors come to the Hartland Peninsula because of the quality of the environment designated as an Area of Outstanding Beauty.

Building Form and Location

The design of new tourist and commercial development should:

- avoid locating noisy activities in the AONB generally. Reduce and manage noise levels where this is unavoidable;
- avoid isolated new builds and minimise the visual impact through the siting of development in the least visually sensitive area of a site;
- capitalise upon a site's topography through positioning buildings on lower slopes and use the existing landform and landscaping to screen the development;
- be restricted in areas where the development would be on the skyline or on sites which are prominent in public viewpoints;
- enhance existing building groups where possible, such as improving upon existing forms of enclosure. Also limit the scale by breaking the form into a smaller number of elements or by using a 'L' or 'T' shaped built form arrangement;
- minimise the height of any new buildings, reflecting the height of existing buildings and avoid large interrupted areas of roof;
- for tourism development, consider organic layouts that follow the contours of the landscape, to create more variety and help blend it more successfully;
- for tourism development, consider the use of yurts which can be more sensitively integrated into the landscape than other forms of tourist development such as caravans, due to their circular form which lends well to organic layouts;
- for tourism development, consider the use of temporary wooden structures such as log cabins and timber wigwams, which provide low cost, low impact tourist accommodation that is a less dominant alternative;

Building Materials

The design of new tourist and commercial development should:

- incorporate materials of a similar tone, colour and texture to the existing built form;
- avoid glossy or reflective materials, particularly on roofs and limit the number of materials and colours used on one building. Roof colours should be darker than walls;
- carefully consider the choice of colours particularly in rural areas, which should generally be natural colours based around browns, grey greens and dark greens;
- use materials that will weather appropriately over time or be sensitive enough to blend with the surroundings;
- consider alternative materials in the construction of new buildings such as locally sourced durable timber boarding or cob earth, as these materials provide a more sustainable approach;
- ensure caravans avoid high reflectance colours by incorporating matt or eggshell finish rather than enamel/gloss.

Access, Landscaping and Signage

The design of new tourist and commercial development should:

- the local roads should be capable of serving the proposed development adequately and safely;
- avoid intensive activities or high levels of pedestrian access in sensitive habitats like native woodland, species rich grassland, wetland or moorland;
- consider internal planting and low mounds to reduce the visual impact of areas of caravans on level sites;
- avoid excessive lighting. Where lighting is required for evening activities design and manage it carefully;
- not include large areas of vacant car parking, as this should be broken up into smaller areas or located behind a development sited away from key views. Overflow areas do not necessarily need to be of a permanent construction;
- ensure car parking spaces are delineated to rationalise parking, for example through the use of stone/logs set into ground or low timber fences;
- carefully consider the surface material of car parking areas. Large areas of tarmac are not acceptable, and more sustainable materials that encourage sustainable drainage such as loose or clay bound gravel, loose aggregate, reinforced grass, grass or natural stone/concrete setts or pavements should be considered.
- look for opportunities to restore or renovate existing features like hedges and walls, and seek opportunities to create new wildlife habitats;
- incorporate boundary treatments that complement the traditional local patterns such as exposed stone walling or hedgebanks;
- incorporate boundary planting, hedgerows and hedge banks to provide valuable wildlife habitats, as well as important screens to break up regimented development arrangements;
- locate service areas in least visually intrusive part of site and screen them from sensitive and long range views;
- use planting to both screen and contain parking and service areas. Landscaping should specify appropriate native species, be low maintenance and enhance local biodiversity;
- ensure entrances are tidy and give a well cared impression;
- ensure advertising signage uses a simple palette of subdued colours and simple graphics, whilst road signs should be kept to a minimum. The use of timber, stone, cast iron or even recycled plastic is preferred material;
- for tourism uses, consider natural timber equipment for children's play facilities which blends into the setting more easily than brightly coloured metal and plastic structures.



North Street, Hartland

Building Elements and Materials

General Principles

Most of the vernacular buildings up until 1900, were constructed by local people using local materials such as cob, stone, thatch, and slate, with simple robust forms reflecting the surrounding Hartland Peninsula landscape conditions. This produced buildings which fit well into their local context contributing to and harmonising with the landscape. The last century has seen an influx of new, cheap readily available materials, that often don't respect the local character of the area and have diluted the traditional rural vernacular. Although it should be mentioned in some exceptional cases the introduction of 'new' materials and innovative construction techniques can enhance the quality of an area's character.

Proposals for new development should respect the local character, although this does not necessarily mean that it should mimic the existing. Whilst the siting, scale and massing of a new building or extension is key to the success of the development either blending or complementing its surroundings, likewise the finer detail can impact upon its overall quality and character.

The five key building elements that need careful consideration are walls, roofs, windows and doors and porches.



Milford

External Walls

Traditionally in the Hartland Peninsula walls of buildings were thick, either built of stone, rubble or cob, and the windows small. The elevations of traditional buildings have a greater proportion of solid wall to openings. Improved modern construction techniques have led to enlarged openings, with the largest windows being typically seen in 1960s and 1970s dwellings.

The stone used in the Hartland Peninsula is the carboniferous hard sandstones and tough igneous rocks underlying the Hartland Peninsula which were used due to their high durability. Walls were generally constructed of cut stone laid in an early pattern of coursed stonework with locally sourced lime mortar, and then lime washed as a means of waterproofing. Early brickwork is a key characteristic feature around the fenestration of barns and is thought to have been sourced from Fremington in Barnstaple. Cob walls with whitewash are also commonly seen within the built form of the area. Cob is formed from local subsoil mixed with water and straw and lasts so long as the cob is kept dry. Walls were traditionally built without shuttering by pitching the wet cob up on to the wall in layers or 'raises' about a foot deep. Mixing cob is a lengthy and labour intensive activity, however the local availability underpinning the use of cob makes it a very sustainable material. One of its great attractions, is its ability to mould into curved shapes providing opportunities for innovative contemporary design. Slate and timber cladding are also characteristic features sometimes seen within the built form of the Hartland Peninsula. The use of these materials is particularly appropriate for timber frame and prefabricated timber panel construction, which are potentially very sustainable forms of new construction.

External Walls

The choice of materials should:

- consider the local context of the Hartland Peninsula. See section 2 and 3 for information regarding settlement form and character;
- ideally use exposed 'cut stone' or render, as these are the most appropriate finish (the mortar joints on stone walls have a great impact on appearance, the use of wide joints or raised 'ribbon' pointing should be avoided as this tends to dominate the stone);
- consider the use of slate hanging (natural 'riven' slate or reclaimed slate) on end elevations as an appropriate material;
- consider the colour of render or paint. In the countryside lighter colours, whites and more 'earthy' tones should be used, however in Hartland village itself, bright accent colours on quoins, doors, fascias and window surrounds are considered acceptable;
- avoid the use of fairfaced brickwork;
- avoid the use of pebbledash and 'faux' stone cladding;
- ensure that if contemporary materials are being proposed, the design of the dwelling is of a high quality or innovative nature.



Windows

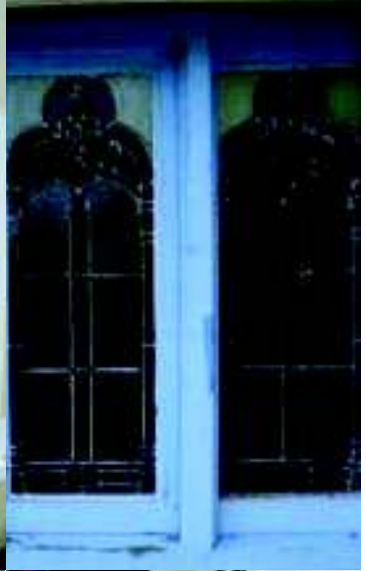
In the Hartland Peninsula windows of traditional buildings are modest in size, when compared to the total area of wall, and set well back from the face of the wall for protection. Usually windows are multi-paned, painted wooden side hung casements or larger vertical sliding sash windows, dating from Victorian period. There are a number of interesting windows in the Hartland Peninsula that include arched windows, bay windows, window shutters and stained glass feature windows.

Since the introduction of uPVC as an alternative to timber, debate has continued as to whether this is appropriate particularly in 'protected areas'. Whilst uPVC require less maintenance and provide high insulative properties, its manufacture is an energy intensive process and it is not easy to repair or recycle once it has failed. Timber from sustainable sources requires much less energy, and individual elements can be repaired or replaced. When considering the replacement of windows in a Conservation Area or listed building, Torridge District Council's conservation officer should be contacted for advice.

Windows

The design for new/replacement windows should:

- wherever possible, give priority to a repair and overhaul, rather than replace existing windows, particularly in conservation areas and on listed buildings;
- consider improving thermal performance of windows by adding secondary glazing, fitting internal shutters and/or fitting heavy curtains;
- give preference to the use of sustainably sourced, painted timber windows;
- ensure window materials in extensions match the existing, subject to appropriate detailing;
- ensure that the window design matches the age of the building, is well proportioned and includes glass panes and glazing bars of identical size and shape;
- if using uPVC or aluminium windows, ensure window proportions and component parts reflect those of a timber window;
- use the same window style throughout a traditional building. The use of various styles will have a negative impact upon the visual composition and should be avoided;
- consider the reuse of the casements and/or glazing in a new frame, as the old glass with its imperfections is an important part of the character of an old building;
- consider the replacement of inappropriate styles of window by those of a more sensitive design can greatly enhance the character of a property;
- give particular care to the finer details, such as the width and moulding of glazing bars;
- ensure cills are separate elements generally of stone or brick;
- ensure new dormer windows are no wider than a double side hung casement with a gabled roof. Large, flat roof box dormers should be avoided.



Roofs

The traditional roof form in the Hartland Peninsula is pitched with a gable end. The majority of the main ridgelines of roofs in settlements run parallel to the road, although some properties front gable end onto the road. Traditionally roofs spanned the shortest plan dimension in order to minimise height. The angle or pitch of a roof related to the material being used and took into account how exposed the site is. The most common traditional roof covering is natural slate. Slate from Devon is no longer available, however grey slate from Cornwall and Wales is an acceptable alternative. There are also a number of thatched properties in the Hartland Peninsula, particularly in areas that are more sheltered within a valley location.

Roofs

The design for roofs should:

- ensure materials match the existing built form to minimise the number of roofing materials used;
- if using slate, use natural slate with a good riven finish, as opposed to artificial slate/ tiles which a uniform and uninteresting finish;
- ensure ridge tiles on slate roofs are made of red clay;
- ensure existing slates are retained and reused wherever possible;
- consider the use of 'new' sustainable roofing systems such as green 'living' roofs for new builds, subject to detailing and context;
- ensure that existing thatched properties are regularly maintained and repaired with appropriate materials. It is combed wheat reed with a plain ridge that gives the gentle, unassuming finish to the traditional Devon roof;
- ensure roof forms are uncomplicated and with additions being subordinate to the main building;
- generally have eaves details that are plain and simple with a thin fascia board flush to the wall. However decorative fascia boards may be considered appropriate subject to detailing and context, as these can be seen on a number of older properties in the area;
- avoid projecting boxed eaves with wide soffit boards;
- be simple gable roofs as this is the most common form within the Hartland Peninsula. Hipped roofs may be appropriate, such as at the end of a row of buildings;
- avoid flat roofs in the context of traditional buildings, but may be appropriate on high quality contemporary designs;
- retain chimneys as these provide visual interest to roofscapes even when not in use;
- ensure any rooflights are incorporated in the least visible side of the roof, have a vertical rather than horizontal emphasis, and used sparingly;
- incorporate dark coloured gutters and downpipes as these are generally less obtrusive. UPVC rainwater goods are not recommended, and new builds should consider zinc as a more sustainable alternative.