

## 5.0 The Vision

5.1 The Masterplan reflects the local character by not recreating an alien 'pocket' development similar to the other post war developments in Chagford. Based upon careful site analysis, local planning policy context, the 'Chagford Design Statement', the NPA Design Guide SPD, local knowledge & sustainable design principles the Masterplan proposes an inter connecting network of streets (vehicular & pedestrian/cycle) and walkable scaled blocks & public open spaces.

5.2 The main elements of the development are located within 10 minutes walk of the centre of the town with its shops, businesses & facilities, and so contribute to the strengthening of the entire movement network within (and without) Chagford, and encourage less car use, healthier lifestyles and support local shops & businesses in the centre.

5.3 Considerable care has been taken to integrate the two land holdings with one another. Achieving a seamless connection between Blue Cedar homes & C G Fry's homes has been carried out with input from all stakeholders.

5.4 It is important to note that the development will have no adverse impact on the unique character of the Chagford Conservation Area, particularly in respect of the setting of the church, where it forms a small extension of the urban foreground in the views east from the churchyard.



Fig. 13  
CHG2 Masterplan

## 6.0 Design Principles



Figs. 14, 15, 16  
Extracts from the Artists Aerial View  
illustrating different character areas

Fig 17  
Design Principles Diagram

**6.1** The fundamental guiding principle for the Masterplan is to respect the character of Chagford within the proposals, but also to be forward thinking in respect of the town's current identity.

**6.2** In order to successfully integrate the scheme into the existing urban fabric the primary route through the site reflects the historic core of the town. The buildings are arranged to present long facades to the back edge of the pavement, creating a very strong edge definition to the public realm, as seen throughout the town. This character also defines the edge of the open areas of landscaping through the heart of the site. This spine-like route through the scheme provides access to pockets of looser development. These areas are characterised by a less rigid grain, typically utilised to reflect the transition from urban to rural that the site represents. These areas also represent an opportunity to create areas with a different character, stepping away from the pastiche and defining the modern identity of Chagford, by incorporating a more contemporary rural aesthetic. As the site is arranged as a series of courtyards off the main spine, the treatment of the rears of the properties become an important consideration in the character of these spaces.

**6.3** A clear principle of front to front/back to back arrangements have been employed in the design to maintain strong public/private relationships

**6.4** Visual impact of the scheme has been mitigated by careful design of built form, in particular - building typologies, street composition, building frontages, building heights & massing, street design between the edge & the countryside.

**6.5** The proposed public car park has been designed within the back of a block but over looked by dwellings to ensure a safe environment



**6.6** The creation of quality, landscaped public open space is a key element to the success of a scheme of this nature. Care has been taken to integrate the existing watercourse and much of the former tin workings into the heart of the scheme, realising an opportunity to further evolve Chagford's character & identity in this area, by referencing the town's industrial heritage. This feature changes in character as it transitions from town to rural edge it becomes more natural in form, and is incorporated into the wider landscape strategy. The intention is to provide a series of green pockets, to act as resting places and to provide natural focal points. A variety of play spaces have been incorporated into the linear green space.

**6.7** Part of the proposal is the provision of a number of Business Units. The overall area of employment space will be explored further as part of the viability investigations as part of the detailed design process prior to the detail planning application. At this stage a number of considerations have been taken into account:

- It is anticipated that the nature of the business use will be compatible with the residential setting.
- They have been located to offer the best connection with the town and in close proximity to the public car park.
- Designated parking will be provided within the car park
- Scale and appearance will be in keeping with the rest of the development proposals

**6.8** The existing fire station occupies a prominent area of the site, and many discussions have taken place during the Masterplanning process regarding a possible relocation of this facility. Although this is not currently proposed, the Masterplan layout allows for a future relocation that would allow development on this area of the site that would benefit the approach to the town, and the access to the site, without compromising the deliverability of the layout as it stands.

New Housing Developments should “reinforce a sense of place in Dartmoor’s towns and villages by respecting the existing built heritage”.

DNPA Design Guide SPD  
November 2011

7.1 The developing general design character of the scheme follows the requirements of the Chagford Design Statement i.e. ‘Predominately narrow streets & thatched or traditionally slate roofed houses’. The new buildings that reflect this character will have a timeless quality such as well-proportioned elevations & massing, and good sized windows. An appropriate palette of natural materials is proposed and appropriately landscaped frontages & public realms in relation to their context are intended to build upon Chagford’s hierarchy of public spaces and pedestrian orientated streets. Detailed design will consider the fine grain that forms the character of the place

7.2 The building edges & frontages have been varied as opposed to being uniform and rooflines and pitches are varied to ensure visual interest in the streetscape. The individual blocks respond to the varying landscape conditions, opening up onto panoramic views at the edge of the site, or changing in character where the ground begins to rise. The proposals are for predominately 2 storeys, with 3 storeys on the NW corner to ensure an appropriate relationship with the Monte Rosa. The majority of new buildings are positioned fronting the public & semi public spaces to promote safety & ownership and windows in gable ends will ensure good surveillance.

7.4 Improving existing areas of public realm to Bretteville Close and Lower Street including provision of a gateway in to Chagford through landscape & highway improvements, including parking, is proposed.

7.5 A variety of parking options including hard standings, garages, linways & on street parking is proposed



7.6 The Masterplan provides for a variety of homes & tenures with a particular focus on accommodation for the elderly, young people & families. The homes for the elderly are located at the north west portion of the site. Building frontages will be lowered for ease of access. A variety of house types have been proposed including flats, family large/small homes including affordable homes, which will be tenure blind and clustered through the scheme.

7.7 Well considered blocks & building typologies are proposed which are flexible to accommodate future changes of use. Buildings for storage are included, many variations in garden size are proposed to provide for residents varying needs. Buildings within the blocks can provide spaces for artisan studios, offices, and granny flats. These will open out into parking court spaces.

7.8 The new development is an asset to & improves the long distance views looking towards the town and the new development also frames views out of the site, to the open countryside to the east.

Fig 18  
Artist’s View of Primary Street