

Guidance



The **ambition** is for a 21st Century development which captures the essence and spirit of Moretonhampstead in its design. Not a complex or overly ornate proposal but a design which is well composed, confident, well crafted and which will stand the tests of time. It should represent the time that it is built and respond well to the way that the townscape is composed. It should minimise its carbon footprint, be an attractive place to live and work and be calmly appropriate to its prominent position in the town centre.

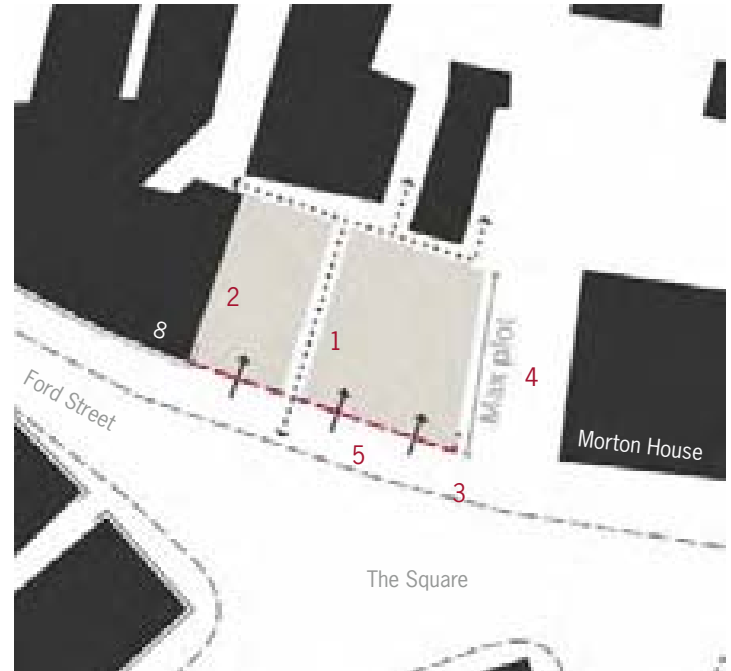
A possible approach to building design is to attempt to create a faithful reproduction of the buildings lost in 2007. Whilst this might on the face of it be a desirable approach it is unlikely that this could be done in relation to anything other than the front elevation. Due to the complexity of the historic evolution of the original buildings as illustrated in the listing description a facsimile of the buildings would be virtually impossible to achieve with no record of anything in detail other than photographic record of the front elevations.

Guidelines

The guidelines have been prepared to distill those issues which we feel will be important in achieving the **ambition**.

- Siting
- Layout and Use
- Height
- Composition
- Materials
- Sustainable Design
- Craft and Detail

The guidelines have been prepared so that they can be used flexibly and therefore can be applied to different building layout configurations. There are many options for different residential and commercial layout arrangements which could work well to generate a high quality building or buildings on the site.



1. Right of way No.8 Ford Street
2. Build carefully against party wall
3. Maintain historic grain of 2-3 dwellings/ shops to street
4. Ensure good relationship to Moreton House. Should include well composed front elevation.
5. Maintain situation at back of pavement.

Siting

Positioning the new building on the ground

Key Design Considerations

- The overall grain of the town is fine with a medieval pattern characterised by long and narrow burgage plots.
- Enclosure to the The Square is important to reinstate continuity of frontage on the north side of Ford Street.
- The party wall to 8 Ford Street should be built against carefully with no set back to the street. Detailing will be important here.
- There is a small window in the gable of number 8 which should be considered in any buildings design.
- The pedestrian right of way through the side should be maintained.
- The flank wall to Moreton House will be prominent and should be well composed.
- Whilst some historic buildings in the town are set back from the back of the pavement, in this case it is not felt to be the most appropriate option. Such buildings tend to express certain significance either in role or owner at the time of the building. Moreover the flank gable wall to number 8 was not meant to be on view, the relationship to Moreton House may be weakened and the depth of floor plan reduced in order to preserve the right of way to number 8.

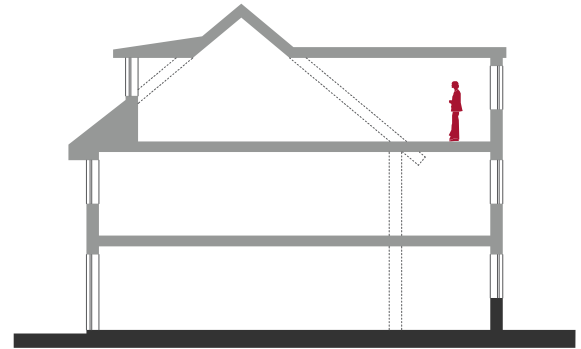


Fine grain of historic Medieval street pattern



Internal Quality

Attention to quality of internal room spaces is important in considering layout and use issues.



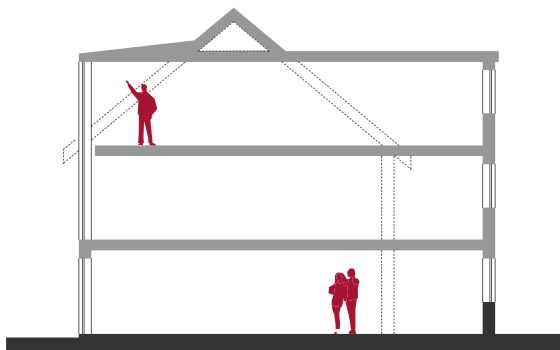
Section 1

Potential layout showing ground floor commercial with two upper floors of residential.

Layout and Use

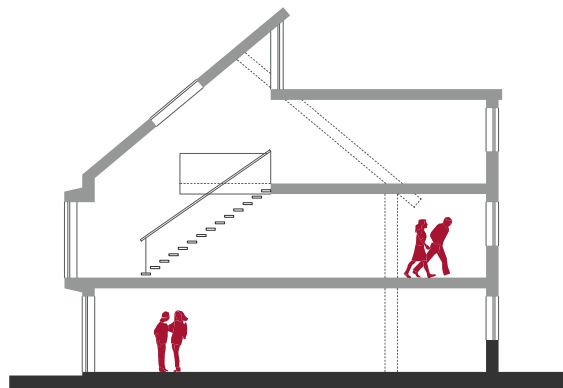
Key Design Considerations

- It is expected that the new building(s) will be either entirely residential or residential with some commercial/ non residential activity on the ground floor.
- Commercial viability will be an important determinant of the mix.
- Due to the position of the site at the heart of the town centre it is desirable; to add to the vitality of Moretonhampstead that a use(s) requiring shop frontage on the ground floor should be included in at least in part of the frontage to Ford Street. All efforts should be made to make this possible.
- Small retail, café, office, studio, craft display, gallery, restaurant, live/ work and/ or workshop space or similar would be suitable uses for ground floor space.
- Viability is dynamic – what might appear impossible for economic reasons today may be possible in future years. The main objective is to build a lovely new development on the site. If commercial space is not viable now and undermines this goal then the building design should enable easy adaptation into the future.
- The building(s) may be designed for a number of different residential configurations. Houses, flats or a mix would be suitable.
- The proposed use mix, layout and arrangement of rooms and entrances internally should enable the composition of the building to relate well to the fine grain and scale of the town, create a pleasant internal living and working environment and minimise energy consumption.
- The proposed layout of room space internally should consider the south facing orientation of the building, privacy, noise, and the need to create active ground floor frontage at the heart of the town centre.
- Ideally the development should be brought forward as a single comprehensive project. If this is not the case it will need to be demonstrated that an alternative approach will not be harmful.



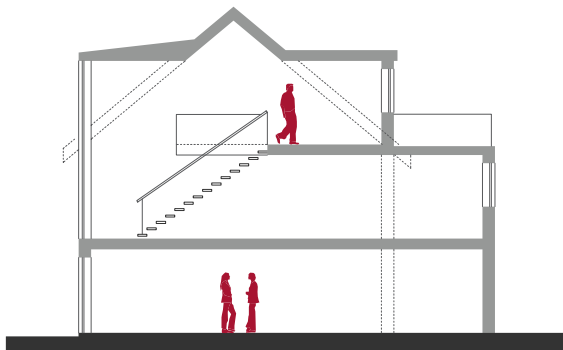
Section 2

Potential layout showing either three flats or ground floor commercial with two flats above.



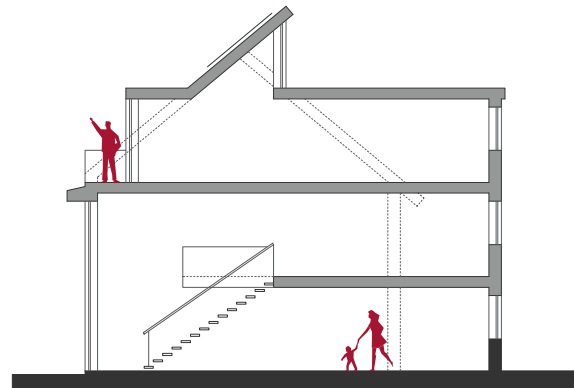
Section 3

Potential layout showing ground floor commercial with maisonette over.



Section 4

Potential layout showing ground floor flat with maisonette over.



Section 5

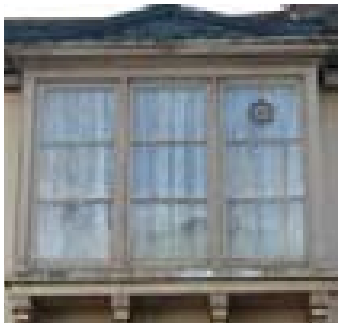
Potential layout showing ground floor live/ work units or maisonette with penthouse flat over.



Height

Key Design Considerations

- The height of the building(s) should relate suitably to neighbouring buildings in The Square and on Ford Street.
- It is likely that a two storey building(s) with accommodation in the roofspace will provide the most suitable scale. This would relate well to the Ford Street terrace and maintain the townscape role of Moreton House as a 'book end'.
- Floor to ceiling heights vary considerably between different buildings within the town. The former listed properties on the site were characterised by low floor to ceiling heights and a relatively high roof. Proper consideration of floor to ceiling heights will be important in setting the scale of the building(s) and relating it to the wider townscape.
- Gable elevations in the town are characteristically steep in part due to the roof pitch required for thatch roof coverings.
- Chimneys play an important role in the town in defining its distinctive skyline. Many are substantial and contribute to the height, scale and silhouette of buildings.

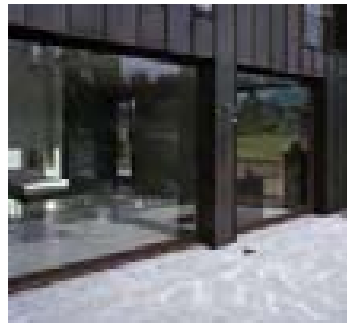
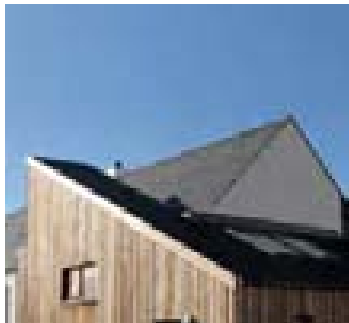
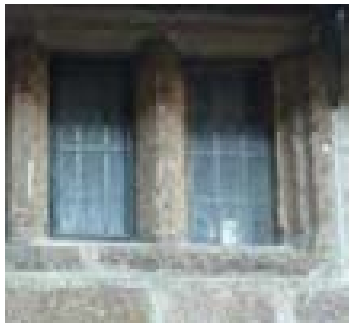


A composition of elevation could utilise historic precedent in a modern way.

Composition

Key Design Considerations

- The way that the building design elements are brought together will provide the outward expression of the building to the town. The finesse and skill used in balancing the appearance of the architectural design will be critical to its success, how well it is regarded and its fit into the town street scene.
- Composition should seek to marry the interplay of the functionality of the building, sustainability issues, the quality of internal space and the fit into the townscape of the town.
- Composition should reflect the role of the building in the town. As a residential mixed use building it should not overstate its position but rather fit within the wider whole. This should be achieved with quality. Whilst there is a lot of variety in the town generally it is the public buildings such as the St Andrew's church, the Bowring Library and Almshouses which perform a more landmark role.
- Composition of architectural features to create elevations should be assured and designed with integrity reflecting the use of the building - as is the case with many of the best historic buildings in the town.
- In composing the elevation(s) there is not a fixed pattern to follow (there is much variety in the town) however particular regard should be given to the following: the relationship of solid to void (apertures for windows, doors and alleyway), the relationship of ground floor shop frontage to the wider whole, how the roof sits on the building, rhythm in the building and in relation to the wider street scene, the end elevation, layering between floors, and horizontal/ vertical emphasis.
- Opportunities also exist to integrate bay windows and larger openings into the south facing street elevation to create a more light and airy internal environment and increase passive solar gain. Dormer windows in the roof and chimneys as features could also enliven a new design.
- If more than one building is designed for the sites there should be a considered relationship between the buildings (which may be by different designers employing different approaches).



Materials

Key Design Considerations

- Materials for the construction and finishes of the building should ideally be sourced locally from sustainable sources.
- It is likely that lime render would be the most appropriate finish for the buildings. Most buildings in the town are rendered.
- Coloured to be agreed as part of the overall design composition.
- Local stone might be used for detailing. For example in the finish of Chimneys, plinths or other features.
- Roofs should be covered in slate (local) or thatch (potentially with a crisp contemporary finish). If more than one building is designed it may be appropriate to employ both finishes.
- It is expected that doors and windows will be wooden from sustainable sources. Finishes may be painted or stained.
- Rainwater goods should be metal.
- Where possible useable materials from the site should be reused.



Sustainable Design

Key Design Considerations

An opportunity exists to ensure that the proposed building minimises its carbon footprint and therefore represents a sustainable addition to the town - reflecting some of the challenges of the present day just as historic buildings dealt with issues current at the time of their construction or adaptation in the past.

Health and Wellbeing

Comfort is important; good internal air quality, absence of draughts and noise, good day lighting and good views should be a priority.

Materials

Longevity is the key. Opportunities for the use of reclaimed or renewable materials should be explored. Hempcrete in a timber frame might be considered with lime render as a modern sustainable alternative to cob. Similarly, the use of timber framing employed in a contemporary way using locally sourced oak would be an appropriate response as would be the use of the new cob walling. Properly insulated roofs may be finished with slate or thatch roof coverings.

Energy

Minimise energy use associated with the use of the building(s). Avoid overheating, ensure proper modern standards of insulation, multiple glazing, general air tightness and energy efficiency. Find

the appropriate level of renewables such as solar hot water or discretely positioned photovoltaic tiles (not visible in the main street) for example.

Water

Plan by design to minimise the use of water and plan for rainwater harvesting.

Mobility

Achieve accessibility and ensure that it is possible for future adaptation of the building. Lifetime Homes standards are encouraged.

Community

The new building should be designed so that it is sympathetic to the existing town setting and also seeks to demonstrate best practice in sustainable design.



Craft and Detail

Key Design Considerations

In order to achieve quality architecture particular attention should be given to the way that different elements of the building(s) are designed in detail. This is particularly crucial due to the simple form of buildings in the town.

Comparing the quality of detail in unaltered historic buildings in Moretonhampstead with the mediocrity of detail in some post war buildings and modern adaptations of older buildings illustrates this point clearly. The buildings lost to fire on the site had an inherent quality in the way that they were detailed. This should be achieved in the new buildings. Attention should be given to the following:

- Chimneys
- Windows
- Doors
- Eaves
- Plinths
- Rainwater goods
- Shopfronts
- Artwork
- Passageway
- Railings



architecture
urbanism
safety

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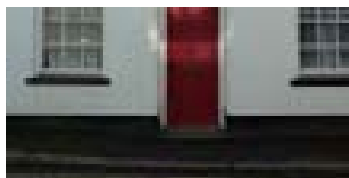
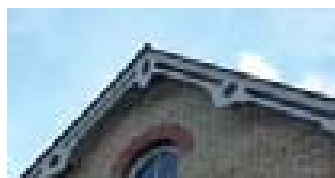
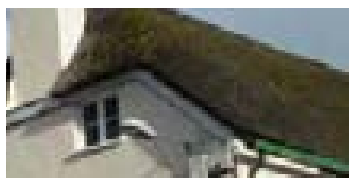
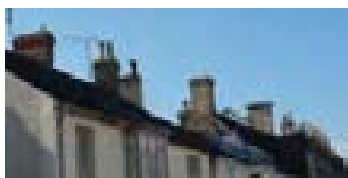
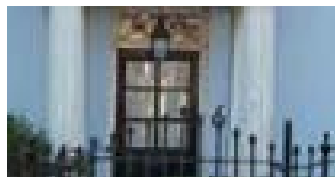
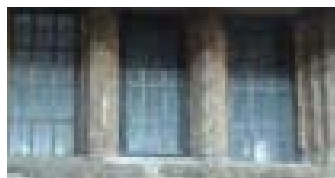
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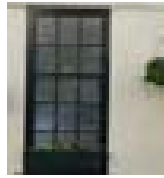
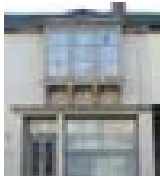
Tel. 0845 071 4565
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Chimneys

Could be used as features of the new building(s). The breast might be expressed for example. They should be working chimneys and have a practical function.



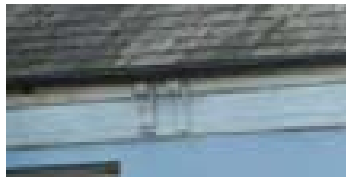
Windows

Should be designed in detail and set within considered reveals.



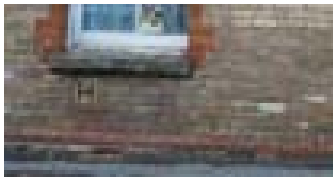
Doors

Can be designed in many ways as the entrance to the street and may have simple surrounds or recesses.



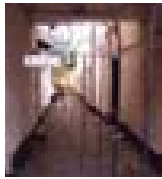
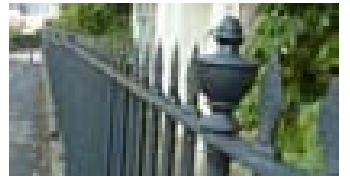
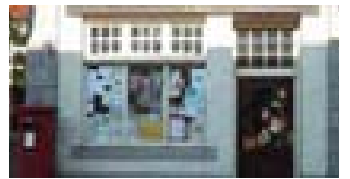
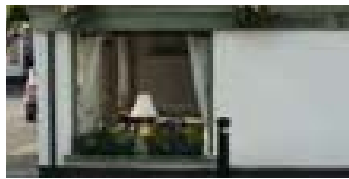
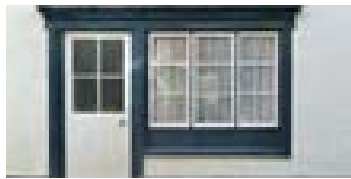
Eaves

There are many example of eave details to draw from. They should preferably be clipped and any form of boxed eave should be avoided.



Plinths

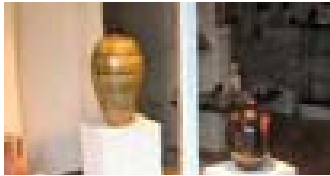
The building should be properly anchored to the ground. The DPC area should be designed in detail.





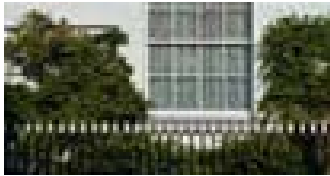
Rainwater Goods

Generally metal rainwater goods will achieve a better quality finish and longer life.



Shopfronts

Are significant features in any street and should be designed with attention to detail.



Railings

There are many examples of well designed ironwork in the town.



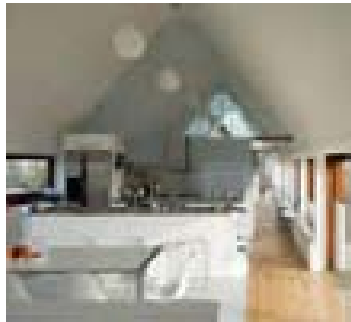
Artwork

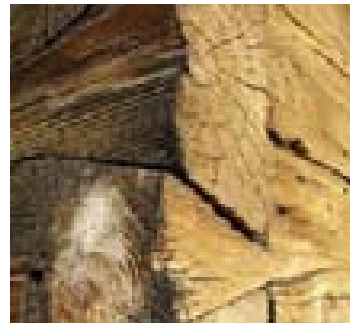
Small artistic details on buildings add another layer of quality and can be introduced with subtlety to enhance the design of a building.



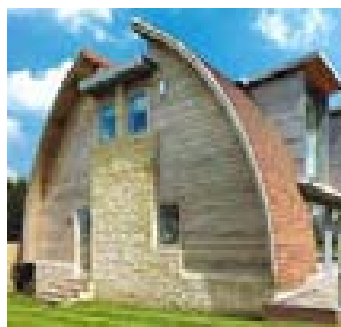
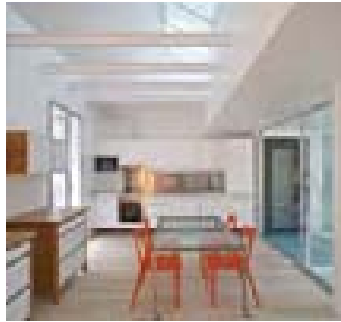
Passageway

In order to maintain the right of way through the building to number 8 Ford Street it is likely that a passageway will need to be provided on the ground floor - a characteristic feature of the town. Consideration should be given to the floor, wall and ceiling finishes.











Commercial Issues

Demand

Demand for retail accommodation will be limited in Moretonhampstead given the current range of retail offer in the town which is fairly comprehensive for a resident population of this size.

We consider demand could be focused on the restaurant sector and possibly the arts/heritage sectors.

The potential to construct one combined ground floor space will provide a larger, more uniform retail space than is generally available in the town and this scarcity may benefit occupier demand.

Values

A replacement building will probably provide a maximum retail depth of 12 meters. We consider that the capital value of newly created ground floor retail space (constructed to standard developer's specification but including shop front) will not exceed £1,600 per sqm which is considerably lower than comparable residential values and possibly lower than overall construction costs.

Clearly, there will be significant cost benefits to the 2 owners in treating the development of the site as a single construction project from the planning application stage onwards.

Design

We consider that careful consideration should be given to the design and layout of the ground floor in order that the possibility of changing use from residential space to retail/gallery/restaurant uses can be accommodated to satisfy potential future changes in demand.



Submission Requirements

It is important that sufficient information and detail is provided to demonstrate the quality of the proposed design. Amongst other requirements the following information should be submitted prior to determination of the planning application:

1. A full application rather than outline.

2. Design and Access Statement

This should demonstrate compliance with the design guidance contained in this document and explain why the proposal is appropriate.

3. Illustrations of the proposed development in context (within the wider street scene)

4. Principal street, flank and rear elevation General arrangement plans at 1:50 scale

5. Part elevation/ section To be provided at 1:20 scale

6. Details of door and window designs To be provided at 1:5 scale

Design Review

English Heritage and CABE should have a role in the design development of the building.

If considered to be appropriate by the Dartmoor National Park Authority and CABE, the scheme might be considered by the South West of England Design Review Panel or similar.

Ownerships

Whilst the site is divided by two ownerships there are many reasons why cooperation between the owners would assist in progression of the redevelopment. Suitable cooperation would allow a proper dialogue to take place between the designs of buildings across the sites and would have many advantages from a construction and financial efficiency perspective. From the point of view of the town the current gap site is a poor advertisement for Moretonhampstead. Ideally a resolution is found for both sites simultaneously.

References

Dartmoor National Park Core Strategy – relevant policies.
Dartmoor National Park Local Plan Review – saved policies.
Moretonhampstead Conservation Area Appraisal .
Planning application and associated documents regarding No 6 Ford Street.
The Buildings of England. Devon. Bridget Cherry and Nikolaus Pevsner.