

BUILDING MATERIALS



Designers and developers should utilise materials that respect the character of the area.

The palette of materials allowed for Sherford is not only based on a thorough understanding of the South Hams context but is also dictated by the layout and form of the proposed place in relation to the site.

BUILDING MATERIALS, SUSTAINABLE CONSTRUCTION AND DESIGN

At Sherford, developers should utilise materials and designs that are in keeping with the character of the South Hams.

Furthermore, any development at Sherford should utilise designs and construction materials that minimise the effect that the buildings have upon the environment, have extended life times and are adaptable throughout their lifecycle.

Local Materials

Developers at Sherford should look to source materials from 50 mile radius of the site, this will help to reduce the transport impacts of development and contribute significantly to the local economy. Local materials are defined as either:

- a. found in the area as raw material
- b. produced in the area from materials that are either from or from outside of the area
- c. processed in the area but the source material is found either within or outside of the area

The South Hams Vernacular

Individual buildings tend to display a varied palette of materials, primarily painted render and stucco, with some slate-hanging and occasional use of stone (both rubble masonry and cut ashlar) and brick for grander buildings.

Colour is introduced via the use of coloured renders, which are principally white but are supplemented by the extensive use of soft creams, pinks, blues, ochres and grey (and the occasional bolder use of colour such as cobalt blue). Colour is further enhanced by the windows, and in particular, sash window frames which are often finished in a painted colour such as black, dark green, blue as well as white or off white. Roofs are almost invariably slate.

Walls

Developers should provide a mix of materials in the construction of walls. Render will be

utilized on the substantial majority of buildings and should principally be finished in white or off white with variation being introduced via pastel colours and the limited use of strongly coloured buildings in accordance with local traditions.

Coloured buildings tend to have a white door and window surrounds. Off white buildings often have coloured doors and window surrounds.

Render is to be lime based or approved pre-mixed (Bayosan, K-rend, Marmorite or similar). Corner beads should not be used. A wood float or roughcast finish is preferable for vernacular-style buildings. Slate hanging should be used to introduce variety as should dark grey coursed slate-hung walls which are found in a number of local towns. The slate tends to be contrasted with white painted joinery. Ground floors can often be rendered with slate-hung walls above.

- Slate hanging: Dark grey coursed slate-hung walls are found in a number of local towns. The slate tends to be contrasted with white painted joinery. Ground floors are often rendered with slate-hung walls above. A high quality of lead detailing is typical on slate hung buildings (especially for instance below window cills).
- Ashlar masonry/rubble stone masonry: Use primarily for principal façades of key commercial or public buildings, and houses at important junctions. Rubble stone walling is often lime washed, colours to match render noted above.
- Rubble stone is used extensively for boundary walls, typically from brown/red/grey slate material, laid coursed random rubble with pale lime mortar and course textured sand. Walls typically finished with a slate/mortar cap.
- Rubble stone retaining walls, particularly at banks, are typically laid vertically, without mortar
- Brick: Use primarily for secondary façades,

boundary walls and garages.

- Brick should have a handmade sandcast appearance.
- Bricks to be laid in English or Flemish bond in lime-based mortar, flush cut.
- Timber: use primarily for secondary façades, smaller buildings, outbuildings: timber may either be natural hardwood without finish (e.g. English oak, cedar) or stained with pale colourwash or painted gloss paint. Timber walls to be typically horizontal boarded.

Lintels

Where rendered walls are built, lintels should typically be finished flush (not to be express scored). Profiled render mouldings are to be used and are suitable for more formal buildings. No exposed steel lintels will be permitted.

Stone walls should utilise stone lintels (and surrounds if required).

Brick walls should make use of gauged brick lintel or rough brick arch

Roofs & Eaves

The majority of roofs to be simple pitched approx 40-42 ° pitch. 45° pitch may not be used. Steeper pitched (48-50°) roofs are appropriate where accommodation is desired within the roof.

Every roof should make provision for the future installation of embedded renewable devices such as solar thermal and photovoltaic tiles. Furthermore, the design and orientation of the roof should, where possible, seek to maximize the performance of current and future embedded renewable devices.

Roof materials should be in keeping with the local vernacular.

Ridges should be black clay or lead.

The treatment of eaves should relate to local precedent and to architectural style. The majority of houses in South Hams have a

Simple boarded eave and gutter. Fascias & box soffits may not be used.

More formal buildings tend to have deeper eaves cornices, often with classical detailing (even when the rest of the building has no specific classical features). Parapet walls with a classical cornice and hidden gutter are found on more formal classical houses.

Roofs – miscellaneous

Exposed television aerials, antennae and satellite dishes are not permitted. Roof lights may be of ‘Conservation’ type and must not be raised above the line of the roof.

Rainwater goods

Rainwater goods for all properties should be cast iron or Cast aluminium, painted black or coloured to match the house joinery.

Chimneys

Each dwelling should have a chimney, which should be located above a party wall. Chimney materials should be appropriate for the style and material of the walls below (not fibreglass replicas). They should be a minimum 450mm x 675mm and rise generously above the ridge line. The structural properties of the chimney shall be such that a micro wind turbine could be installed in the future without the need for further strengthening.

Ventilation

Vent stacks should be located in chimneys where practical. Where this is not possible, vent stacks (and other penetrations) must be located at the rear roof slope and be clad in an alternative to lead where possible.

Ridge vent tiles should not be used, unless proven low profile and not visible from street level.

Windows

Approved window types for use at Sherford are

shown in the diagram. Square or canted bay windows, particularly rising from the first and second floor and overhanging the ground floor, are a strongly characteristic local feature.

Panes must be proportioned so that they are taller than they are wide.

Windows with 'clip-on' glazing bars will not be permitted. Sash windows must be double hung type (a top- or bottom-hung hinge is acceptable for cleaning or escape purposes only).

Plain frosted glass only may be used in obscured windows not patterned or textured. Coloured glass is not permitted. Obscured windows are not permissible at the front elevation of any building. Bathrooms may be situated at the front elevation but must be clear glazed at this location.

Window reveals should allow for future fixing of shutters, top hung or side hung or external blinds to cater for increased summer temperatures

Frames to all windows should be in painted wood. A majority of joinery should be painted white or off-white, but developers should note the large number of buildings in South Hams that use black or coloured window frames to give character to otherwise plain, simple buildings.

Dormer Windows

Dormer windows must be in scale with the roof as a whole. The width of cheek walls is to be kept to a minimum. If gabled, fascia boards should be in scale with the size of the dormer as a whole.

Exterior Doors

Doors should be simple 4 or 6 panelled painted wood doors to the majority of dwellings, painted in a range of sympathetic colours. Varnished hardwood doors, doors with pressed mouldings, UPVC & metal doors are not permitted. Cottages and more vernacular buildings may use tongue & groove vertical boarded doors. 'Stable' doors may be used where appropriate to architectural style. Front doors should typically be recessed from the

front face of the house by at least 100mm and, in houses without porches, by a full wall thickness.

Porches and Doors Surrounds

Elaborate Porches and door surrounds are relatively rare in South Hams and should be employed sparingly. Most houses have a simple canopy at most. Porches and door hoods should be closely integrated with the vocabulary of the building. Their materials should relate to the main house.

The following styles of porch/door surround are appropriate:

- a. Simple bracketed painted timber canopies with a flat lead or equivalent roof
- b. Engaged (connected to the wall) stone or timber door surrounds with architrave and simple pediment
- c. Free-standing columned porches for use on a very limited number of more formal buildings. Care must be taken to ensure that classical elements are correctly detailed and installed.

Conservatories

Conservatories should not be visible from the public realm. U-PVC conservatories will not be permitted.

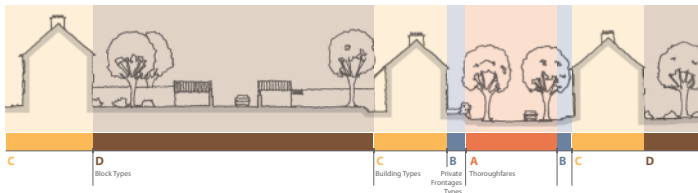
Hardware, Signage

Lighting or signage on private buildings must be integral to the overall design of the building. House numbering should occur on the fanlight above the door, or (where no fanlight is present) on the door itself. Simple black painted or architectural brass hardware should be employed.

Railings, Balconies

Railings can be in cast iron, wrought iron, mild steel, cast aluminium generally finished off black or colour to match joinery. Timber railings either natural hardwood or match joinery colour.

THE LEXICON OF TYPES



The different components of the urban fabric that are dealt with in Part I of the Code have been organised into sections for which a specific lexicon of types has been attributed. The lexicon for these different sections has also been introduced following a specific order, mainly informed by the way that the different components relate to each other within the urban fabric. Section A will introduce the public thoroughfare types, Section B will list the street frontage types, Section C will show the building types and Section D will discuss the different block types and internal block arrangements.

