

LUDGVAN PARISH COUNCIL



Parish Design Statement

Supplementary Planning Document to the

Ludgvan Parish Neighbourhood Plan



October 2022

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1. INTRODUCTION

Village (or Parish) Design Statements first appeared in the mid 1990s when the Countryside Commission (now Natural England) and others became increasingly concerned that local character and environments (both natural and built) were being lost through inappropriately designed developments and building alterations. They were intended as a method of involving local people in the design of their own environment.

This document describes the Parish of Ludgvan as it is today, highlighting its qualities and unique features. It is intended to act as supplementary planning guidance ensuring that any future development or change takes into account the high quality of the local environment. This Design Statement has been produced in conjunction with the Ludgvan Neighbourhood Development Plan and both documents should be read together to fully implement future design and planning philosophy.

Whilst the majority of new development will be subject to planning control there are a myriad of minor day-to-day changes which also have an impact on our environment, such as minor adjustments to homes, gardens, hedges, wildlife areas and open village spaces which impact on the look and feel of the village. It is hoped that households, businesses and Local Community Groups will also take the recommendations in this statement into account.

There are no hard and fast single design solutions to shape future developments as styles of living will change and more environmentally friendly building techniques are developed. None of these changes should, however, fundamentally change the nature and feel of the existing communities and the relationship of the built environment to the natural environment. In fact we should be encouraging the improvement of the co-existence and appearance of these relationships wherever possible, managing change rather than trying to prevent it.

The process used in developing this Parish Design Statement has been based on the following basic principles;

- a) To inform any new developers and local residents of the characteristics of the Parish, as identified within this Statement, and the need for retention and improvement of key features and facilities including the provision of the correct levels of infrastructure, facilities and public transport.

- b) To fully take into account all environmental matters, as defined in this Statement, to ensure that quality of life is not only maintained but enhanced wherever possible.

- c) To protect the heritage and architecture of the village and settlements to ensure that a tangible representation of Ludgvan's past is retained by providing a sound base on which to plan and design future growth, thereby enhancing the built environment.

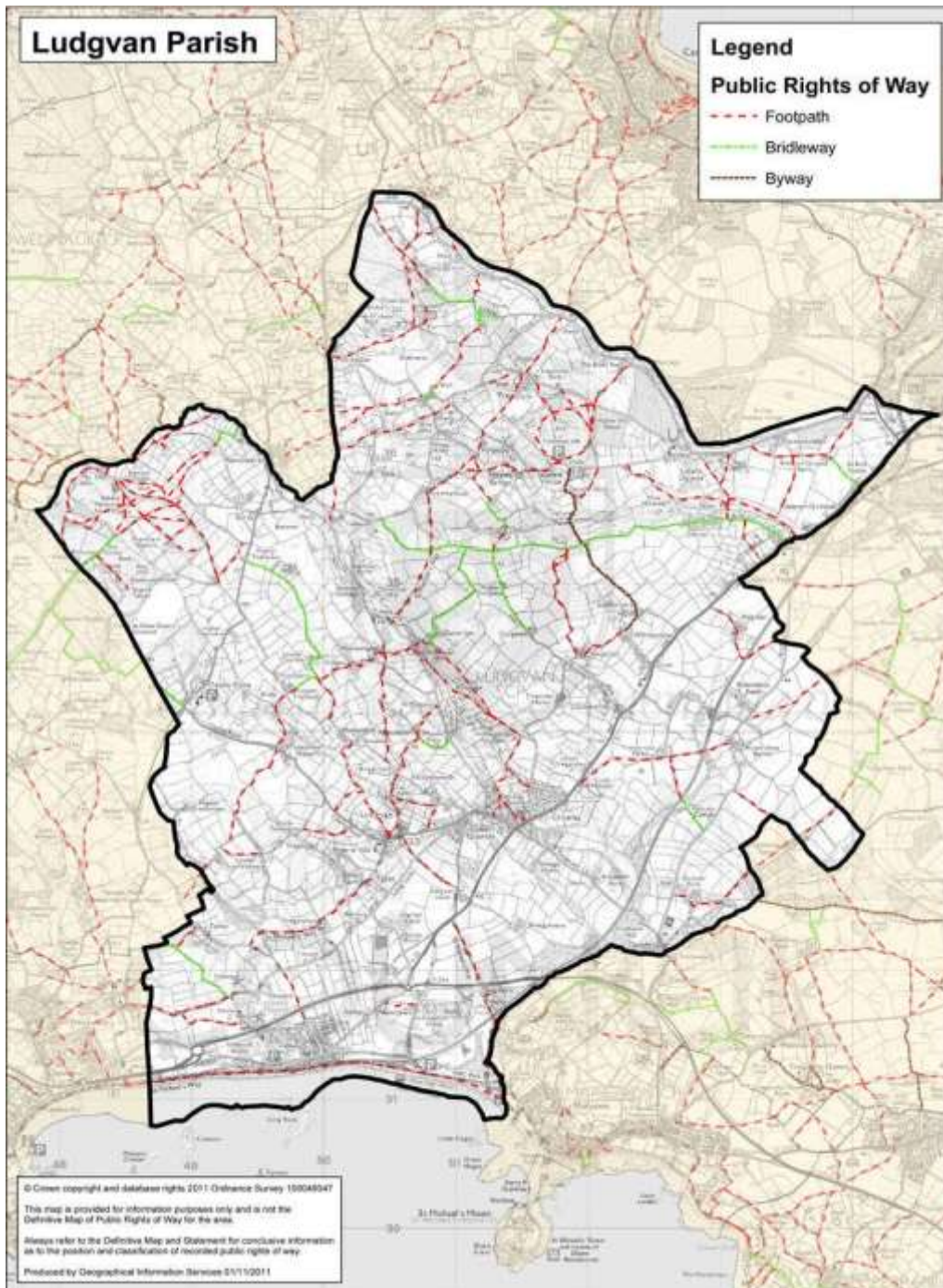
- d) To conserve and enhance biodiversity, natural heritage & landscape and to ensure that these elements are properly protected, managed and enhanced.

An extract from the National Planning Policy Framework states the aims quite clearly "Good design is indivisible from good planning and should contribute positively to making places better for people. The Government's objective for the planning system is to promote good design that ensures attractive, usable and durable places. This is a key element in achieving sustainable development".

Detailed towards the end of this Design Statement are a series of design guidelines and recommendations which should be taken into account, accommodating all of those principles, to enable the local character and distinctiveness of the parish to be maintained and enhanced.

This document is to be read in conjunction with, and as a supplement to, the Ludgvan Parish Neighbourhood Plan.

2. LOCATION MAPS





St Michael's Way

3. HISTORY AND HISTORICAL DEVELOPMENT

The Parish of Ludgvan (Lusowen in Cornish) is mainly agricultural, covering an area of 4,541 acres, making it one of the largest parishes in Cornwall and it comprises several settlements of varying size (refer to the Neighbourhood Development Plan Section 8 for more detail). In terms of population growth it is initially mentioned in the Domesday book (as LVDHA) as having 9 slaves, 14 villagers and 40 smallholders, covering 300 acres. Lysons History & Topography in 1814 calls it Ludgvan and mentions the major settlements as being Bowgyhere, Carvoffen-Downs, Crowliss, Ludgvan Lees and Tornewidden. By 1831, when the Topographical Dictionary of England was published, the population had grown to 1,839 and by the 2001 Census it had reached 3,184.



Archaeological finds in West Cornwall go back as far as the Palaeolithic Era (400,000 BCE – 10,000 BCE), the closest to the Parish being in the neighbouring Parish of Marazion. Settlements have been recorded in West Penwith since the Neolithic Era (4,300 BCE – 2,100 BCE), however the oldest settlements found within the Parish boundaries only go back as far as the Iron Age (800 BCE – 410 AD). The most prominent of these is the Iron Age Hill Fort at Trencrom (from the Cornish “torr crobm”). From its summit there are uninterrupted panoramic views of both the North and South coasts of West Penwith, from Godrevy Lighthouse round to St Michaels Mount, so from this vantage point the whole of the Parish can be observed. The other major settlement recorded at this time was the Castle-an-Dinas Hill Fort, located adjacent to the modern day granite quarry but not as prominent as Trencrom.



View across Trencrom



View across Castle-an-Dinas to Roger's Folly

The next recorded settlement was that of a very early religious community which arrived from Ireland in the 6th. Century, led by a missionary called St Ludewon (or Ludowanus). The settlement is believed to have been contained within the boundary of the current churchyard in Churchtown, with evidence of 7th Century grave markers. From this grew a Cornish Christian community and the first sections of the current St Paul's Church (originally dedicated to St Ludgvan and St Paul) were constructed in the 14th century with further additions in the 15th and 19th Centuries.



St Paul's Church, Ludgvan

Arguably the two most famous Cornishmen of the 18th and 19th Centuries were both linked to Ludgvan. First of these was Sir William Borlase (1696 – 1772) who was born in Pendeen but became Rector of St Paul's in 1722. He was a noted antiquarian, geologist and naturalist, best known for his publications "The Antiquities of Cornwall" and "The Natural History of Cornwall". Even this great scholar was, however, overshadowed by a more famous chemist and inventor, Sir Humphry Davy (1778 – 1829). Although born in Penzance he lived on the family farm at Varfell from the age of 9 and his parents are recorded as living (and indeed being buried) in Ludgvan.



Sir Humphry Davy



Sir William Borlase

Ludgvan has always been linked, like most other villages in West Cornwall, to the mining industry. The most prominent of the mines in the Parish was Wheal Fortune, which together with Wheal Bolton, Wheal Darlington and Wheal Virgin, were collectively known as the Marazion Mines, and are located in modern day Truthwall. Between 1815 and 1891 11,400 tons of copper and 3,000 tons of tin were mined here and the residual waste tip dominates Truthwall to this day. This mining activity probably accounted for a large part of the growth and expansion of the nearby settlements of Crowlas and Lower Quarter, shifting the focus of the main area of population from Churchtown to further down the hill and along the increasingly active trade and transport corridor now known as the A30.



4. CHARACTER OF THE NATURAL ENVIRONMENT

Ludgvan Parish is a rural area of immense natural beauty and character in an outstanding setting. It has both designated areas of Outstanding Natural Beauty (AONB) and Great Landscape Value (AGLV) fringing its northern and western boundary and the natural coastline of Mount's Bay to its south.

The Parish comprises two areas of distinctive character. The north and west of the Parish is part of the Penwith Central Hills Landscape Character Area (LCA) which is an open landscape with few trees, prominent rocky outcrops and evidence of tin mining, china clay and quarrying. Pasture and rough ground dominate with some arable/horticultural farming based on an historical small scale field pattern. Small granite farmsteads and small nuclear hamlets/villages are dispersed throughout the area.



The south and east of the Parish is part of the Mount's Bay LCA with a mixed land cover of farmland of medium scale pattern together with high quality arable and horticultural land and some pasture. An exposed narrow open flat foreshore at Long Rock beach together with a large area of reed beds and open water with a saline lagoon at Marazion Marsh are to be found to the south.



Marazion Marsh is the largest and most significant of the Parish's several ecologically sensitive areas. With an area of almost fifty five hectares it is the most significant Site of Special Scientific Interest in the area and is designated as Special Protection Area. It is the largest freshwater reed bed in Cornwall and it is important for the passing and wintering birds which are associated with it. The Parish also has several areas of priority habitats some of which are recognised as regionally important Cornish wildlife sites.

Ludgvan Parish Council is a partner in the Penwith Landscape Partnership which has the conservation of the unique Penwith landscape at its heart. The policies listed in detail in the Neighbourhood Development Plan recognise the historical, ecological and geological features of the area's landscape and seeks to put in place the necessary protection to ensure that established management practices can continue. To this end the Ludgvan Neighbourhood Development Plan, in conjunction with this Design Statement, are significant contributors towards achieving the aims of the Penwith Landscape Conservation Action Plan.

In preparing the Design Statement we have been cognisant of the current Cornwall AONB Management Plan and its aim to deliver resilient living in an area where farming prospers whilst also protecting natural resources, restoring habitat connectivity and enhancing archaeological heritage. Also relevant is the Shoreline Management Plan which classifies

the Mounts Bay frontage as a Coastal Change Management Area with an investment strategy aimed at improving resilience to flooding and coastal erosion along the frontage of Mount's Bay between Marazion and Eastern Green.



Creating further wetlands at Marazion Marsh is part of the flood reduction strategy for the area. Flooding has been a regular threat to Green Lane which adjoins the Marsh and the boundary of the Parish. Much of the coastal strip and land either side of the Red River is classified as flood zone 3 which has high flood risk and where development should be avoided.



The policy approach taken by the Neighbourhood Plan and this Design Statement is consistent with the Cornwall Environmental Growth Strategy which stresses the need to do much more for nature and wildlife than simply minimise losses. We should be providing more opportunities for wildlife and their habitats to thrive. In the words of the Strategy "protection is not enough".

5. CHARACTER OF THE BUILT ENVIRONMENT

The Parish comprises several historic settlements linked together by long established routeways. Ludgvan Lower Quarter, Crowlas, Long Rock, Cockwells, Whitecross, Canon's Town and Rose-an-Grouse have all grown incrementally over time, establishing their own distinct character based on their role and function in the local economy and influenced significantly by the impact of the major routeway (A30) which they all straddle. Other settlements in the quieter rural parts of the Parish, ie the hamlets of Castle Gate, Cripplesease, Lelant Downs, Trink, Trencrom and Nancledra have remained small and relatively unaffected by development pressures whilst finding ways to adapt to the needs of modern life. The individual and distinct heritage and function of the settlements is still much in evidence in the built environment and settlement pattern that exists today. Almost half of the buildings in the Parish were built before 1900.



The Parish has many listed buildings that have statutory protection. Ludgvan Churchtown is the only Conservation Area in the Parish, having been designated in 1985. This designation has protected a relatively small area of the Parish and recent developments in other areas have not always been sympathetic to the historic environment that we appreciate and wish to safeguard.

Long Rock has experienced the greatest impact from development and change. It is regarded as part of the Penzance development area and recognised by the Local Plan as a continuing opportunity for growth to meet housing needs and encourage further economic growth at this end of the Cornish peninsula. Two strategic employment growth sites at Long Rock have been identified by Cornwall Council together with a major housing development site. Long Rock will continue to represent one of the area's main locations for industrial related employment due to its relatively good transport links. Further development at Long Rock also offers the opportunity to improve the entrance to Penzance.



What seems to be an ever increasing volume of traffic along the A30 trunk road has had a negative environmental impact on those settlements that straddle this vital artery. The need to ensure a steady and continuous high volume traffic flow has meant parking restrictions which has affected the use, accessibility and appeal of some of the properties. The impact of the proposed growth at Long Rock could have an even more deleterious long term effect on Crowlas, Whitecross, Canon's Town and Rose-an-Grouse. For this reason Ludgvan Parish Council has shown its concern and expressed support for a range of intermediate improvements to roads in the Parish largely in the interests of road safety and reducing congestion as well as supporting the principle of a bypass that includes the stretch of the A30 between St Erth and Newtown roundabouts.



Away from the main highway the villages and hamlets of the Parish continue to provide an attractive living environment even though it is getting more difficult to accommodate the growth in the number of cars owned by local people and cope with the continued use of local roads by large vehicles.



This Design Statement seeks to protect what is special about the built environment whilst accommodating necessary growth in an appropriate and sustainable manner.

6. LISTED AND IMPORTANT BUILDINGS

The Parish of Ludgvan is fortunate to contain 58 Grade II Listed buildings and structures. These range from the Church of St Paul in Ludgvan Churchtown to outlying farmhouses, engine houses, milestones, walls and headstones. The Parish also contains no less than 6 Scheduled Ancient Monuments, including the Iron Age Hill Fort at Trencrom, two medieval wayside Crosses, a round barrow & standing stone at Trink and a well. All of these are protected under the Ancient Monuments and Archaeological Areas Act of 1979, as being of national importance. A full list of all listed buildings and monuments can be viewed at www.britishlistedbuildings.co.uk/england/cornwall . Whilst there are no Grade I Listed buildings, part of the area of Ludgvan Churchtown is a designated Cornwall Council Conservation Area and is subject to stricter planning under their policies for Conservation Area Character Appraisals and Management Plans.



The definition of Grade II listing places the building/monument/structure etc under the heading “of special interest, warranting every effort to preserve it”. It should be noted that the owner of a Grade II listed property will face challenges and restrictions when repairing and refurbishing the buildings and should consult a Listed Building Restoration Specialist before undertaking any works.



7. DESIGN GUIDANCE AND RECOMMENDATIONS

The following points are provided as a general guidance to ensure that any new development or extension is not built to the detriment of the Parish but has a positive effect on quality and environment (both built and natural) in the Parish.

Building Style and Detail

- All new buildings and developments shall follow the National Design Guide (published by the Ministry of Housing, Communities & Local Government), the Cornwall Design Guide (published by Cornwall Council) and the Cornwall Sustainable Building Guide (published by Cornwall Council in partnership with the Cornwall Sustainable Building Trust).
- Specialist care shall be taken to maintain and enhance the rural character of the diverse settlements which make up the Parish.
- Existing building lines shall be respected and no new development shall exceed two storeys, however loft conversions or habitable rooms in the loft may be allowed.
- Flat roof buildings or extensions shall be avoided and traditional materials shall be used wherever possible. If this is not possible then reasons must be provided when submitting the Planning Application.
- Where stone cladding is proposed this shall look as natural as possible and not appear to have been “stuck onto” walls in an unnatural pattern or shapes, with conformity of shape to the Parish vernacular.
- uPVC/metallic cladding planks shall be avoided as these are unsustainable.

- The design of any new building or extension may be of a contemporary design but shall respect the scale, style, external building materials and character of not only existing adjacent buildings but also the area in which they are located.
- The use of low carbon sustainable design is to be encouraged wherever possible.
- The building to plot size ratio shall be considered in relation to that of neighbouring properties and shall only be minimally different, by a margin of 5% either way.
- Non residential rural development shall be similar in form and scale to older farm buildings in the village or rural settlements, wherever possible.
- Similarly, any new industrial buildings shall respect the village and settlement environment, in terms of scale, external building materials, design and colour.
- The demolition of unlisted buildings of merit is to be avoided wherever possible.
- The incorporation of renewable energy sources such as ground and air source heat pumps is encouraged as are solar panels, which shall form an integral part of the roofing materials wherever possible
- All new developments shall be designed to incorporate the recommendations of the “Secured by Design” guidelines (Homes 2019).
- Good quality contemporary design which is sympathetic to neighbouring properties and their location is to be encouraged although these opportunities are obviously rare. All new buildings shall be designed to reflect existing building lines and roof heights and shall relate well to period features present in existing surrounding buildings.
- In addition to the usual plans Developers must also provide accurate elevational drawings and a list of proposed materials showing how the design of the building will appear in relation to its neighbouring buildings and surroundings and impact on them.
- Alterations and additions shall reflect in proportion, detail and materials the style of the building to which they are attached. Particular attention shall be paid to the design of extensions and porches and the siting of satellite dishes.

Open Spaces and Landscapes

- Where possible efforts shall be made to retain or incorporate generous landscape spaces or verges between developments and pavements.
- Any new development or extension shall respect existing trees and their removal shall be resisted, especially that of mature specimens. If unavoidable then mature replacements shall be provided. Wherever possible more trees are to be planted than are removed. The retention of mature trees and hedges and the planting of trees in new developments are essential to the rural atmosphere of the settlements.
- Developments shall be designed to respect the existing landscape framework of the Parish and shall retain and incorporate existing landscape features into the proposals. New green spaces are to be created on larger developments.

Highways, Lanes, Bridleways and Footpaths

- All highways, lanes, bridleways and footpaths shall remain unaltered. If this is not possible then the responsibility and expense of resiting them is incumbent on the Developer.
- No development shall detract from the existing network of footpaths, bridleways and lanes.
- The rural character of footpaths, bridleways and lanes are to be maintained by avoiding inappropriate surfaces, markings, signs or street furniture.
- Boundaries to footpaths shall be sympathetically defined by using indigenous trees and shrubs.
- Appropriate tree and landscape management shall be carefully and appropriately applied.
- Opportunities to develop facilities for cyclists and pedestrians are to be encouraged.
- The layout and design of new developments shall consider the implications on existing traffic movements.
- All new larger developments must incorporate facilities for electric vehicle charging.
- Developments that require road changes leading to increased speed or contributing to traffic congestion must be avoided.

Examples of good practice



Examples of bad practice, to be avoided



Out of local character layout of granite slips (too regular)



Use of non sustainable plastic cladding planks