

### The Mid Devon Landscape Page 4

The first step in guiding the design of development across Mid Devon is to recognise the way in which the landscape of the district has already guided, and continues to guide human's activity and their response to the strategic constraints placed upon them by the landscape in which they have lived over the ages

### Landscape Character Areas Page 5

The Mid Devon Landscape Character Assessment work identifies 12 LCTs, chosen from the Devon Menu. Users of this guide should identify and become familiar with the character area(s) relevant to a development proposals and explore how design can incorporate and respond to the characteristics and features of those particular areas.

### Settlement Character Page 7

The Town & Settlement Character Assessment carried out by Mid Devon District Council identifies 10 Settlement Character Areas which are a synthesis of landscape and townscape factors. Users of this guide should consider the location of their site with reference to the settlement character areas and identify the characteristics and features will may influence the design.

### Identifying Site Situation Page 45

Identify where the site for development may be situated within the settlement. The section should be read and applied with close reference to Volume 3: The Compendium of District Design in order to identify architectural features and other detailed design considerations which can be used as tools to achieve the site situation design principles.

- Between Isolated Page 47
- Between Joining Page 49
- Corner Page 51
- Edge Page 53
- Edge Between Page 55
- Edge on a Limb Page 57
- Edge to Satellite Page 59
- Gateway Page 61
- Infill Page 63
- Inside Core Page 65
- Open Space Page 67
- Out on Limb Page 67
- Thoroughfare Page 69

### Settlement Typologies Page 27

The distinctiveness of the Mid Devon district is born out of the influence the landscape has had on the emerging settlement form over time. Using the descriptions in the Guide, identify the form of the settlement where development is being considered recognising that any settlement may display features of more than one typology:

- Central Square or Green Page 31
- Patchwork Page 33
- Linear Page 35
- Enclosed Core Page 37
- Divided Page 39
- Dispersed Page 41
- Cross Roads Page 43

### Main Towns Page 10

Design Guidance for the main towns therefore is more usefully steered towards encouraging the enhancement of recognisable assets and strengths of the towns and overcoming weaknesses and threats.

If development is proposed in one of the 3 main towns, Tiverton, Cullompton or Crediton then after an initial broad observation of how each settlement is positioned in the Landscape in order to identify the main drivers of identity and distinctiveness in each of the 3 places, users of the guide should identify how design can taken account of the following aspects:

- Settlement form
- Site situation
- Town framework plan
- Identify the components of the town to which design of development can contribute positively

### Landscape Variations Page 29

Many settlement forms occur in different landscape situations and this can have a bearing on the design approach taken. Identify whether the settlement is influenced by any of the following:

- Valley
- Hillside
- Hilltop
- Low Lying
- Undulating

### The Countryside Page 74

In the countryside, development contributes in particular ways to the visual distinctiveness of the District. Whether adapting existing development or proposing new buildings, consider which of the following typologies and accompanying principles are relevant:

- Farmyard Cluster
- Manor House
- Ribbon/Terrace
- Isolated Building which form Landmarks in the Landscape

The Compendium of District Design provides a rich resource of examples of different architectural treatments and features from around Mid Devon based on extensive site survey work. These categories have been defined as a toolkit for consideration alongside designing for Landscape and Settlement form, and for use in identifying appropriate ways of responding to the different parameters of a site situation. Each chapter is accompanied by examples of locations where these treatments and features occur around the District.

Consider which of the following treatments and features can be used in articulating the parameters outlined in the site situation guidance:

- Public Realm
- Proportion & Scale
- Frontages & Elevations
- Boundaries & Thresholds
- Doors & Porches
- Windows
- Materials
- Roofs & Dormers
- Chimneys
- Extensions & Alterations
- Parking & Transport
- Agricultural & Commercial Buildings

While previous volumes in this document have encouraged a bespoke approach to landscape, settlement and site there are also a series of more generic principles applicable to good placemaking and which all development should have concern for. This series of special topics are areas within the Local Plan in which design has a key role in facilitating good outcomes.

- Designing for Community Page 3
- Designing for Health & Well Being Page 5 
  - Maximise natural lighting
  - Contribute to a stimulating environment
  - Foster an inclusive and equitable environment
  - Encourage active lifestyles, including walking and cycling
  - Provide opportunities for healthy eating
  - Enable people interaction
  - Support and not harm local vernacular
- Design, Housing Delivery & Viability Page 7
- Designing for Accessibility & Inclusiveness Page 9
- Employment & Commercial Development Page 11

Mid Devon District Design Guide

# Pocket Summary checklist

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## Structure first, Detail later

The Guide provides a structure by which a proposal for development can demonstrate its strategic role and the way in which detailed design compliments this.

In the first instance the design process should consider how the landscape context influences design.

Secondly, the Guide provides a method of understanding settlement form with reference to 7 settlement typologies (more than one may apply to any given situation).

In the Main Towns, Tiverton, Cullompton and Crediton a framework of components which contribute to the towns character and function are provided which development should look to contribute positively to.

Sites will be located in different places relative to the settlement form and the Guide provides help in understanding how different site situations provide different opportunities to contribute to the character of the settlement.

The Guide also provides a variety of overarching guidance for consideration in a variety of development scenarios.

## The Pocket Summary

The Design Guide has been developed to assist developers and the local authority stakeholders in ensuring high quality and locally distinctive design proposals for the development across Mid Devon District.

For the benefit of all interested parties using this document, this pocket summary provides the contents of the Design Guide summarised as a one page checklist, enabling applicants, planning officers and council members to ensure that applications consider all aspects through their design. However, it must be stressed that this remains a summary of the Guide and applicants are expected to familiarise themselves with all content within the Design Guide.

## Local Distinctiveness

Throughout the Design Guide, significant emphasis is placed upon discovering and contributing to the distinctive pattern and form displayed by Mid Devon settlements within the varied landscape across the district. It does this by following a methodical categorisation process of landscape character and settlement form and encourages responses to these according to a site's situation and by providing a toolkit of architectural treatments and features.



**Mid Devon**  
DISTRICT COUNCIL

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