Designing for Landscape and Settlement Form		Volume 2
The Mid Devon Landscape 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 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	Settlement Typologies	Landscape Variations  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 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	Main Towns  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	The Countryside 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 Design Compendium	Volume 3	Special Topic Considerations Volume 4
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	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  Maximise natural lighting  Contribute to a stimulating environment Foster an inclusive and equitable environment Encourage active lifestyles, including walking and cycling Provide opportunities for heathy eating Enable people interaction Support and not harm local vernacular  Designing for Accessibility & Viability  Page 7  Designing for Accessibility & Inclusiveness  Page 9  Employment & Commercial Development  Page 11  Self & Custom Build
	Agricultural & Commercial Buildings	Green Infrastructure & Biodiversity Page 15

Green Infrastructure & Biodiversity



september 2020

# Pocket Summary checklist

Mid Devon District Design Guide

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

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.

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.

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

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

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.

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 according to a site's situation and by providing a toolkit of architectural treatments and features.

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 of the Guide and applicants are expected to familiarise

The Pocket Summary

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Mid Devon District Design Guide

## **Pocket Summary** checklist

September 2020

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