

ST HILARY PARISH DESIGN GUIDE CHECKLIST

KEY REQUIREMENTS OF THE DESIGN GUIDE

Development complements and enhances the character, form and qualities of St Hilary Parish.

This design checklist should be completed and submitted with all development proposals within St Hilary Parish. It should be used in conjunction with the Written and Pictorial Design Guide to show how proposals meet the aspirations of the parish and community. Applicants should use the comments section of this checklist to expand on the way in which development meets each of the criteria.

	Yes	No	NA	Comments
Task 1: Making a Positive Contribution Towards Character				
Does the development impinge on views to valued physical or natural features in the parish? If yes, how is this mitigated?				
Does the development relate well to its natural surroundings? Please explain.				
Does the development impact upon components of the Outstanding Universal Value of the World Heritage Site? Please explain how your scheme accords with the WHS Supplementary Planning Document.				
Is the development similar in style to adjacent and nearby buildings (e.g., single or double storeys, layout of buildings, relationship to the street, and building styles, etc.)? Please explain.				

	Yes	No	NA	Comments
Task 2: Appropriate Building Style				
Is the development traditional in style and use traditional local materials and finishes?				
Is the building design contemporary, using modern material and finishes?				
If the design affects a listed building, have conservation officers been consulted? Please explain how any comments are being addressed.				
Does the site layout reflect the existing historic settlement pattern?				

	Yes	No	NA	Comments
Task 3: Complementing and Enhancing Character				
Does your Design and Access Statement include a full appraisal of the site and its immediate surroundings?				
Do site constraints exist? Please explain what these are and how your design addresses these.				
Are there special opportunities/features presented by the site? If so, please explain briefly how your design will make the most of these?				
How will your proposals complement and enhance the best of the character of the immediate area and the wider parish?				

	Yes	No	NA	Comments
Task 4: Visual Impact				
Will your proposals be clearly visible from open countryside? If so, how will your design help to offset the visual impact?				
Have you addressed the visual impact your proposals may have on other areas such as within hamlets/ settlements, and if so please explain?				
Task 5: High Quality Public Highways and Places				
Do your proposals fit in well with the current roadscape? Please comment on how your design will enhance the area's local character.				
How does your proposal cater for increasing car numbers? Is the connection to the highway reflective of the area? Please briefly explain.				

	Yes	No	NA	Comments
Task 6: A Sense of Place				
Does your design complement or enhance the quality of the immediate built environment? If yes, please explain how you have tried to match or enhance the quality of existing properties in the area.				
Have you retained existing landscape features such as trees, hedge boundaries, wildlife habitats etc.? If you intend to remove any such features, please explain how this loss will be mitigated.				
Have you considered how your development will look in 5 years and 10 years from now? If yes, please explain how will your design is intended to mature and stand the test of time.				

	Yes	No	NA	Comments
Task 7: New Building Design				
Do your new building proposals draw from and enhance the character, form and identity of the parish? Please explain your approach.				
How well do the proportions of doors/windows to walls fit in with the best of other buildings in the area? If not traditional, explain how this will be better and enhance the location.				
Task 8: Complementary Materials				
Have you completed an assessment of material types within the area of your proposed development? Please explain your material choices in this context.				
Have you considered how the materials you are planning to use complement the materials used in existing buildings nearby? Please explain.				

	Yes	No	NA	Comments
Task 8: Complementary Materials Cont...				
Do your proposals include non-traditional materials? If so, please explain why you have chosen them.				
Task 9: A Varied Skyline				
Does your design incorporate a traditional roof pitch? If not, please explain why you have chosen a different roof form, and explain how your proposals will complement the traditional varied forms skyline?				
Chimney stacks are prevalent in many historic buildings in the area and help to create an interesting skyline. Will Chimney stacks feature in your design? If not why not? Convincing artificial ones are available.				
Task 10: Traditional Roofing Materials				
Silver grey natural slate is the predominant roofing material used in historic buildings in the parish. Does your design incorporate this traditional material? If not please explain why you feel your choice of materials is better.				

	Yes	No	NA	Comments
Task 10: Traditional Roofing Materials Cont...				
Does your design incorporate ridge tiles? If so, what materials are you considering?				
Task 11: Appropriate Building Scale and Setting				
How many storeys does your building contain? How will this fit within local character?				
Have you considered the silhouette of your building/s? Please explain what steps you are taking to ensure neighbouring properties are not overwhelmed by the scale of your design?				
Are you using the natural topography to ensure your proposals work with the landscape rather than against it? Please explain your approach.				

	Yes	No	NA	Comments
Task 12: Density of Building				
Do your proposals take into account traditional building density within the immediate area? Please indicate the density per hectare. If your design is of a higher density than average in the immediate area, why is this, and how will it complement local character?				
Does your design incorporate a good-sized garden space? If not, what is the reason?				
Task 13: Sustainable Development				
Would you describe your proposals as sustainable development? If so, please explain with reference to construction techniques, materials and layout.				
Does your design incorporate energy saving materials/design? If so, how does your design do so, including use of the natural topography to maximise energy gains?				

	Yes	No	NA	Comments
Task 14: Design of Boundaries				
Does your proposal clearly define the boundary of the site? Please explain your approach here. How have you separated public and private outdoor space?				
Have you made efforts to incorporate existing boundaries or other natural features? If you intend to remove such features please explain why.				
New boundaries should be constructed of local materials and traditional forms wherever possible. Are you doing so? Please explain your approach?				

	Yes	No	NA	Comments
Task 15: Design in the Detail				
Have you considered design details such as bin screens, meter boxes, flues and ventilation ducts, satellite dishes etc. within your design proposals? Please explain your approach.				
Have the everyday necessities such as those listed above been integrated into the overall design so as to be non-obtrusive? Please explain how.				
The parish is nestled within a largely rural setting. Have you eliminated/minimised light pollution from your design? Please explain your approach.				

	Yes	No	NA	Comments
Task 16: Appropriate Car Parking Design				
Have you ensured that car parking solutions do not dominate your design and complement the existing character of an area? Please explain your approach to parking.				
Task 17: Enhancing Biodiversity				
With reference to boundaries, natural features, nesting sites, open spaces, etc. Does your design enhance opportunities for biodiversity? Please explain.				