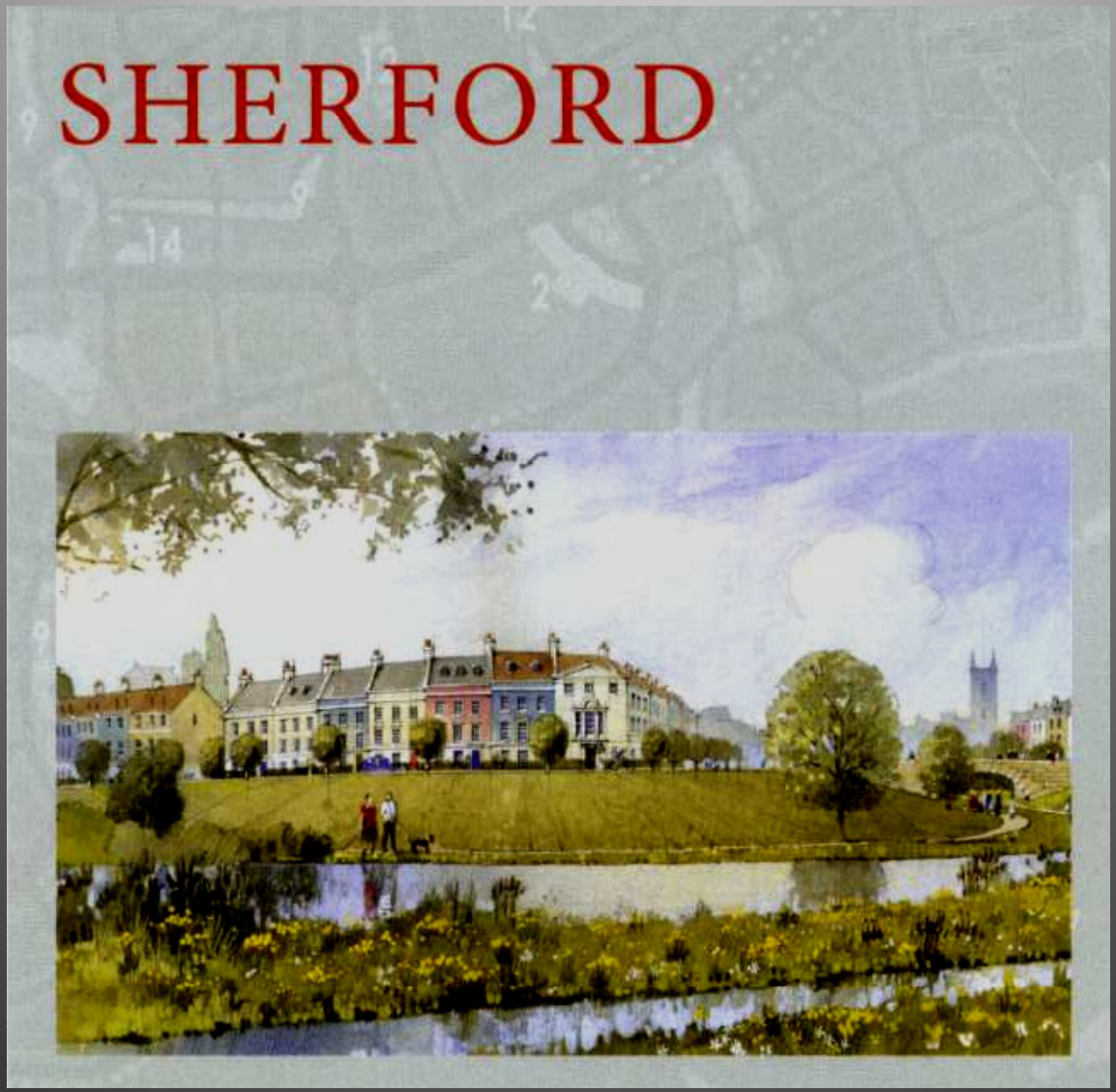
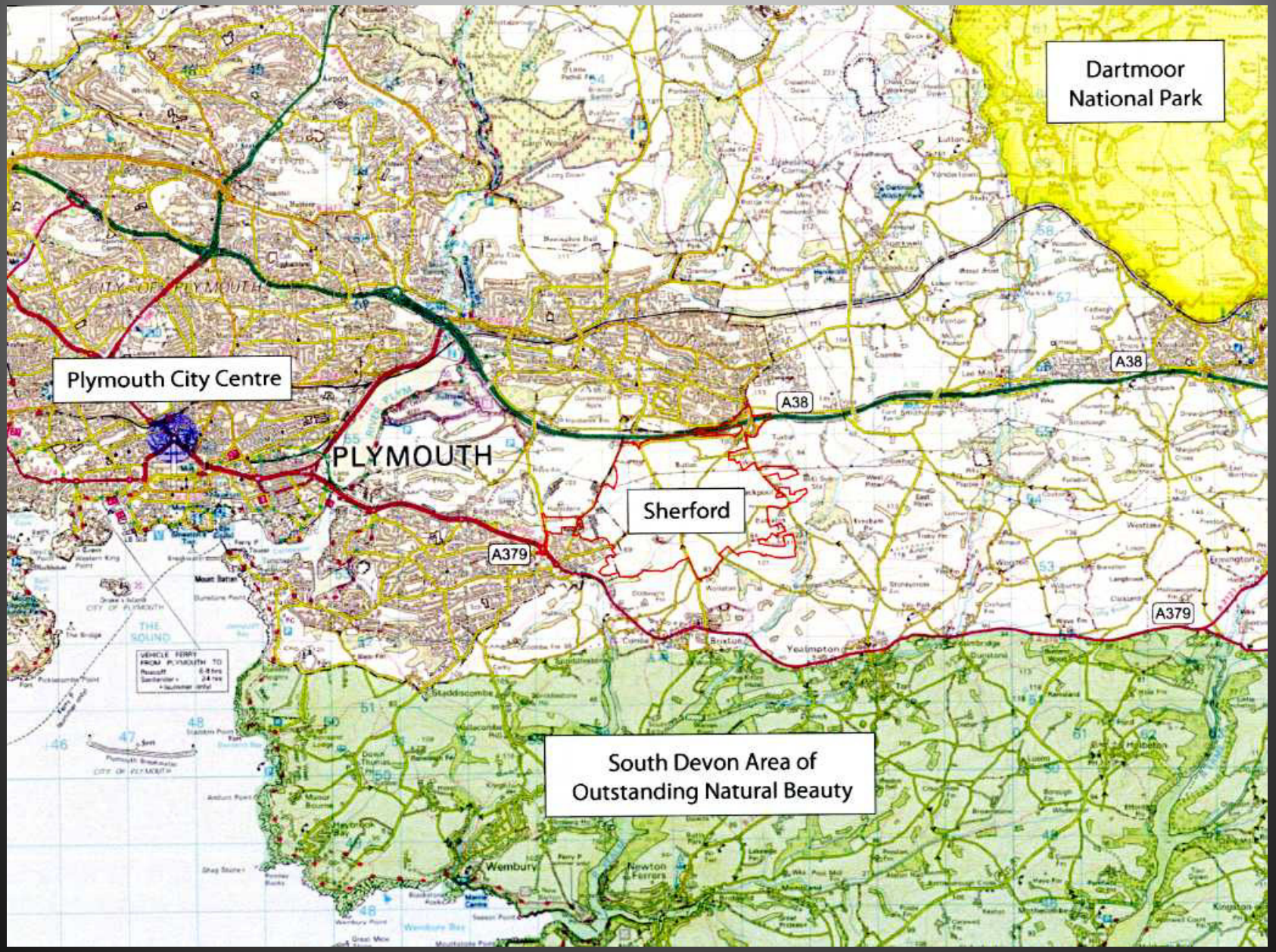
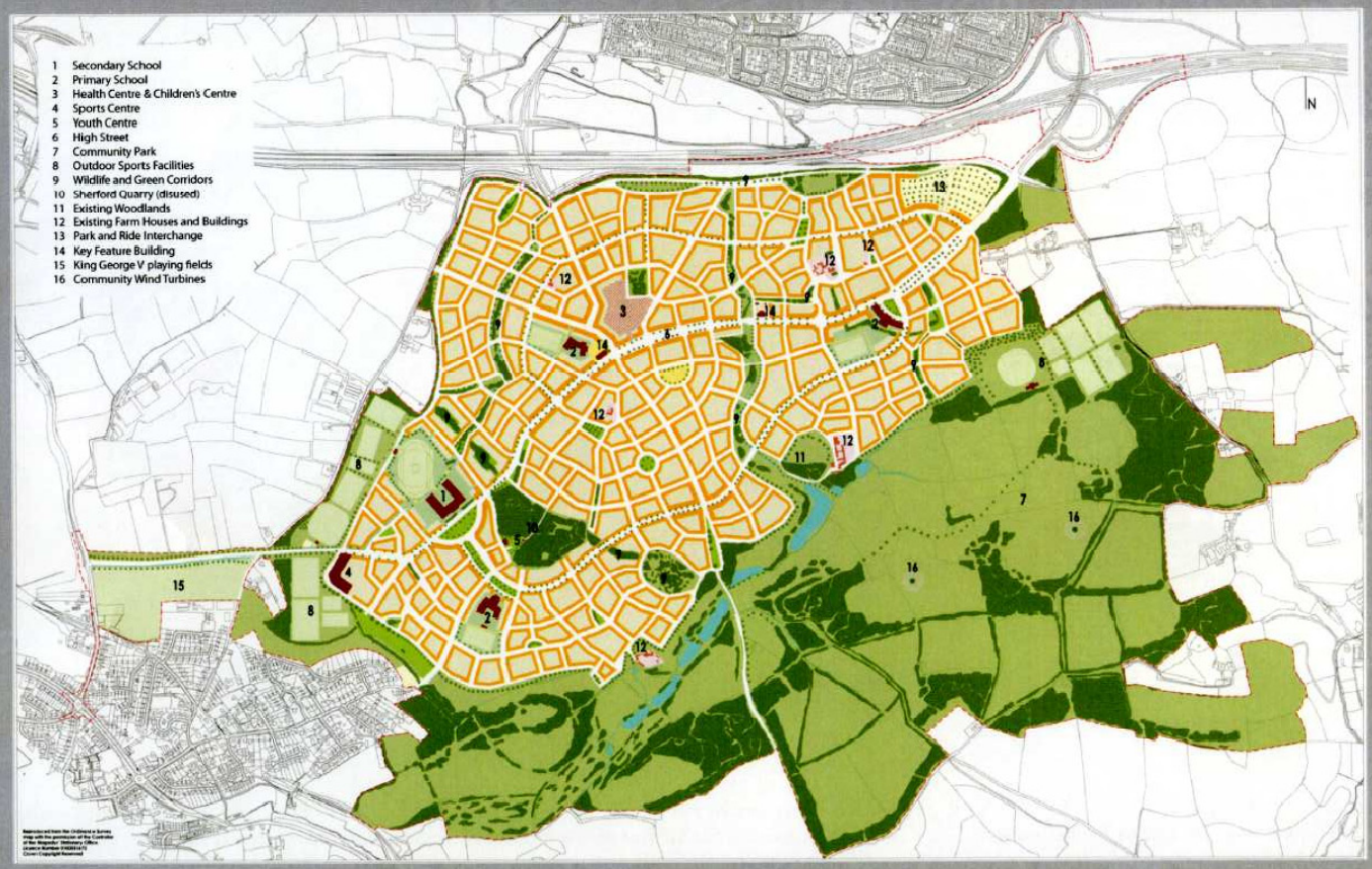


The Craft of Town Building



The origin of settlements: Global and local coming together in a specific landscape
That's when settlements feel right. It runs deep.

What does Sherford offer ?



The Town Plan (ref Masterplan Book)

New facilities for residents will help to create a strong sense of community and will be front loaded through each phase of development. Early delivery includes the first proper High Street developed in over a century.

Outline planning application for:

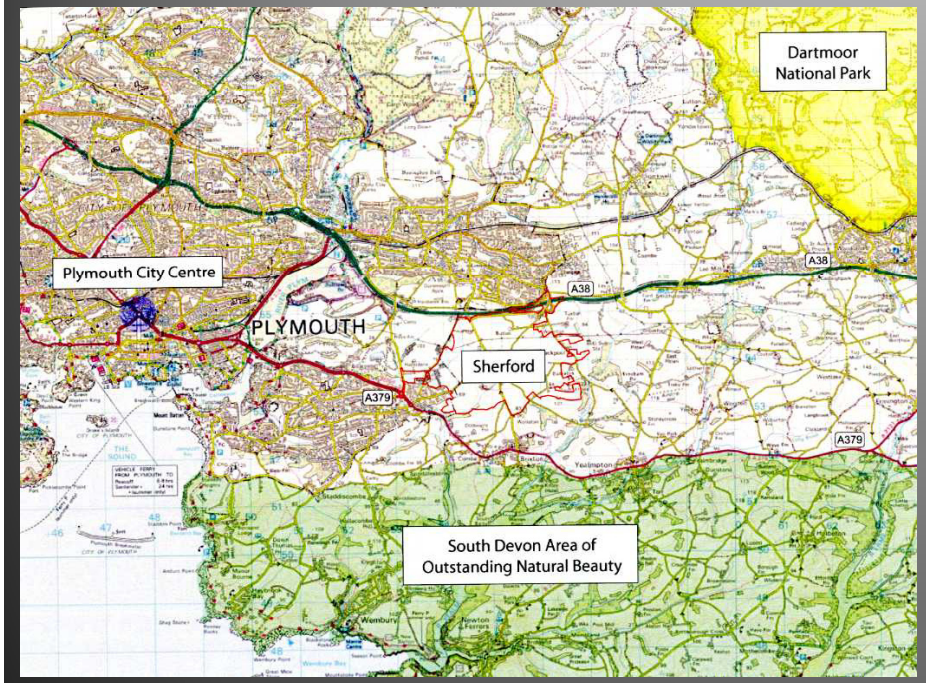
- 5,500 homes
- Up to 67,000m2 of fine grain, small scale, mixed use employment
- Up to 16,740m2 of traditional market town High Street and neighbourhood retail
- Community facilities:
  - 207ha of Community Park – an acre of Community Park for every acre of development
  - 1 secondary school
  - 3 primary schools including nursery provision
  - Health and Social Care Centre
  - Children's Day Care Centre
  - Town Hall
  - Youth Centre
  - Forest School
  - Library
  - Place of Worship
  - Re-use Centre
  - Two community wind turbines
- Park and Ride Interchange at Deep Lane junction

Detailed planning application for:

- Main Street link between Deep Lane junction and Stanborough Cross

An urban extension *and* a small Market Town .
The best of both worlds

Sherford in context



A beautiful landscape demands
a beautiful town

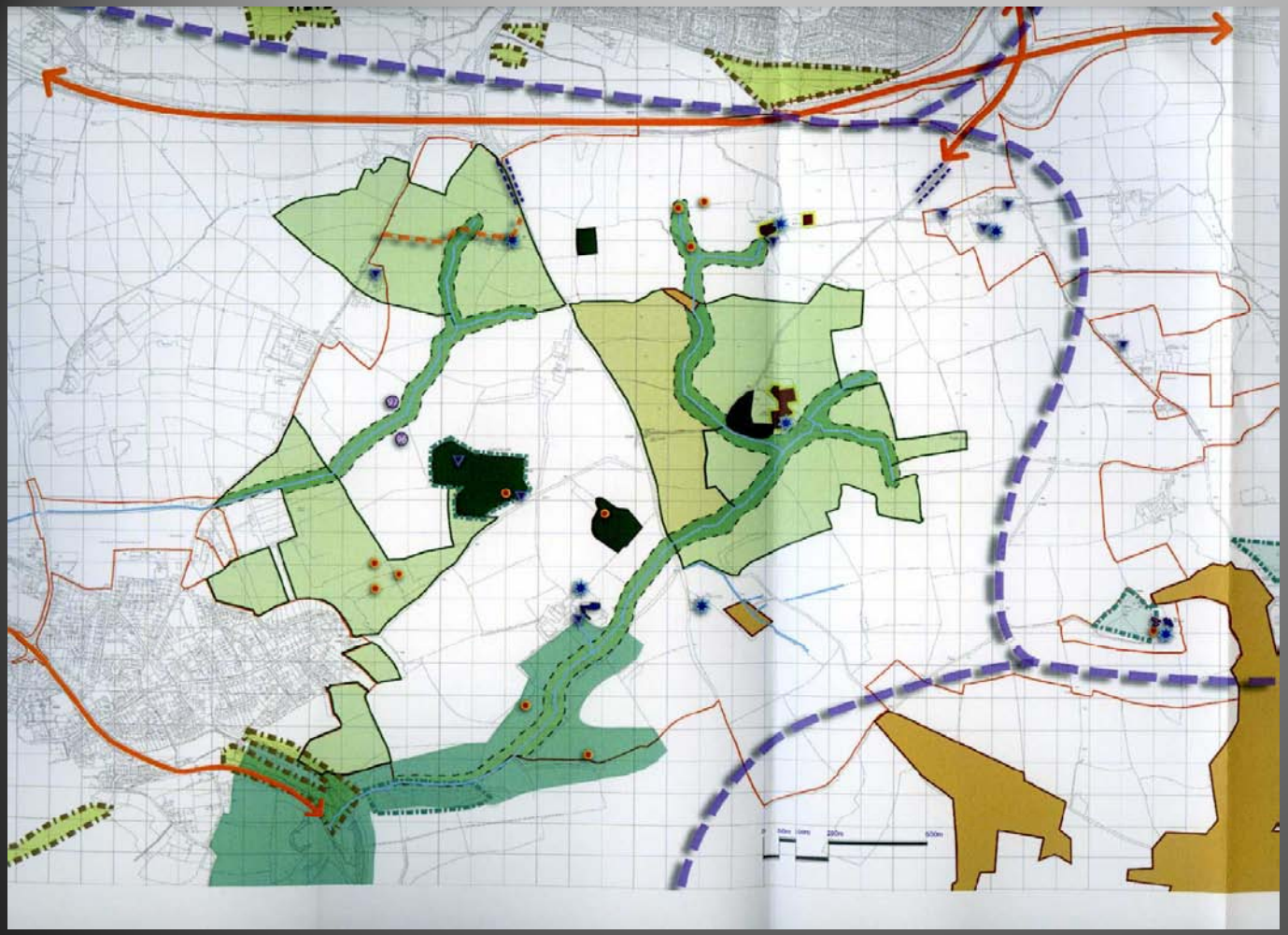
...adn we're still losing the trust

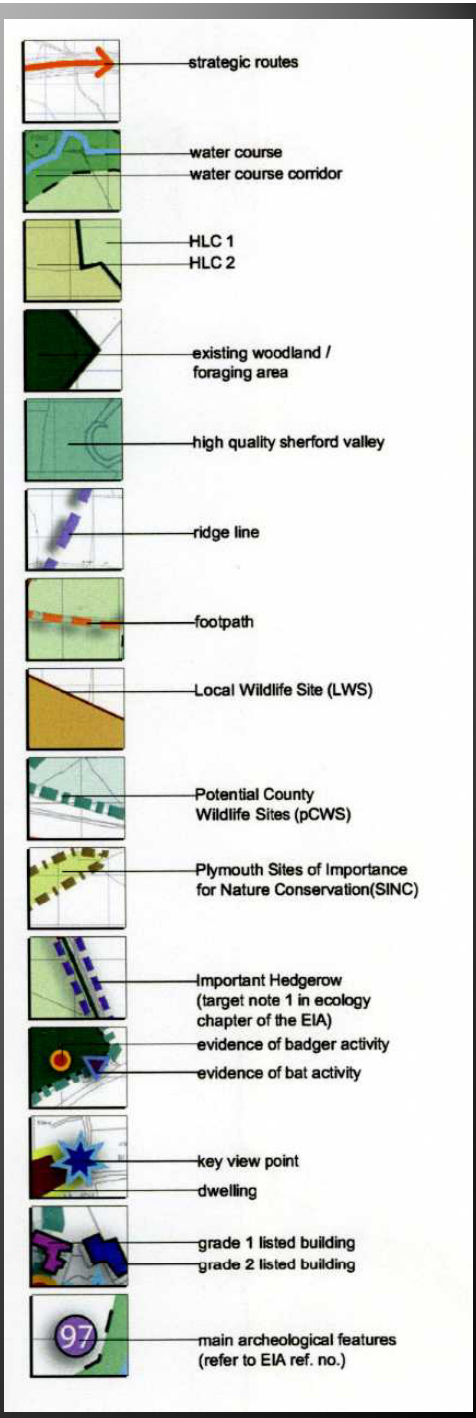
"The measure of any great civilisation is in its towns and cities and a measure of a city's greatness is to be found in the quality of its public spaces, its parks and its squares"

John Ruskin.

Rural amentiy in abundance
Urban amenity has to match the challenge

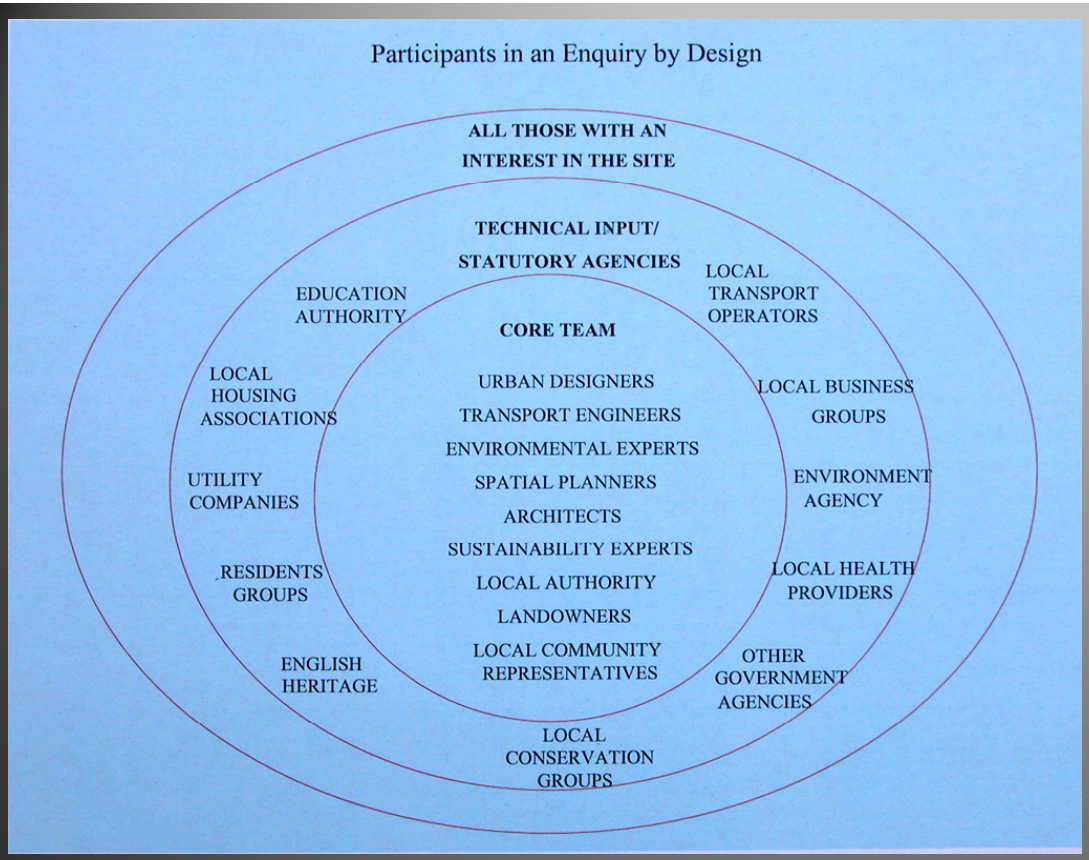
We have to earn the right to build in a beautiful place. We lost that right 60 years ago. It’s hard to get it back





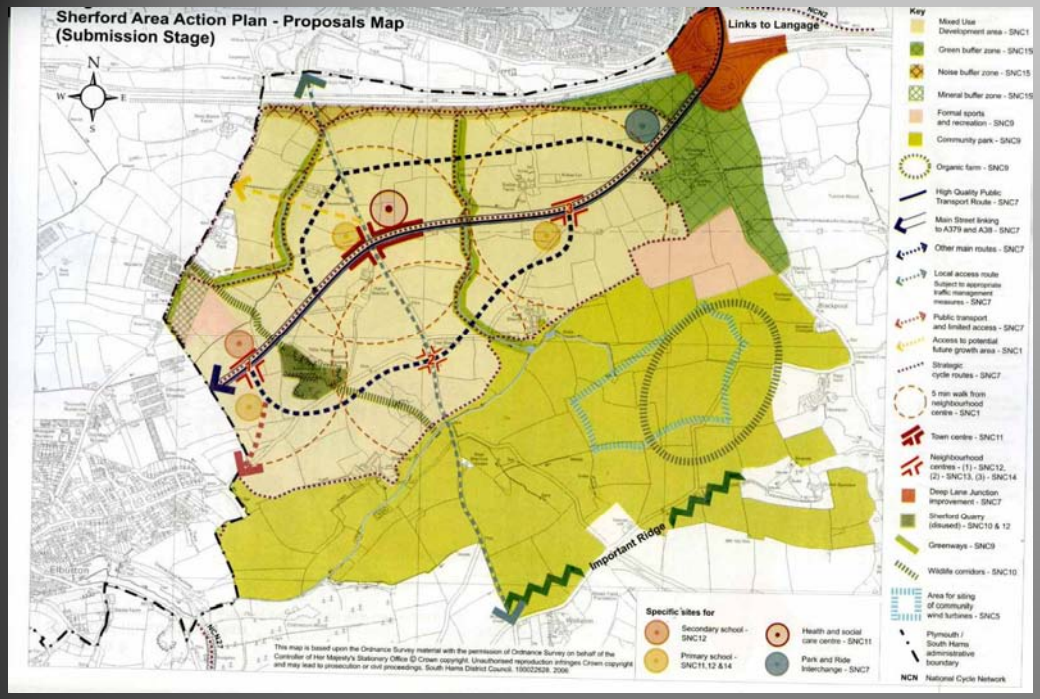
Sherford. “ Landscape constraints”

‘Evidence of the land’

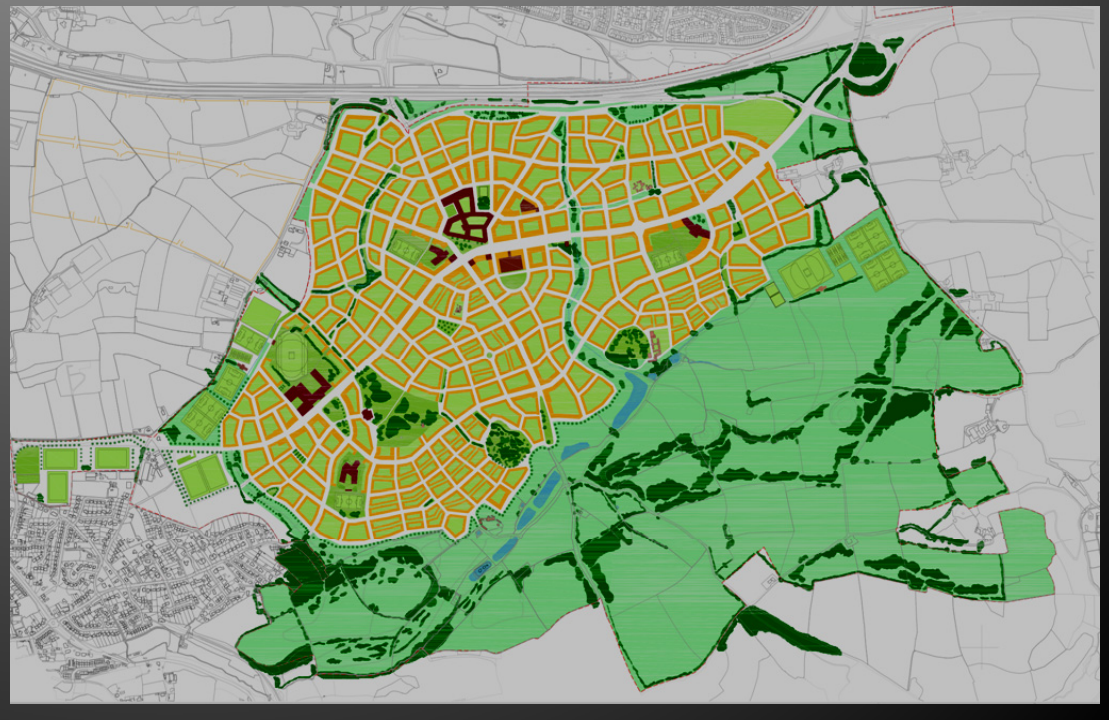


Enquiry by Design

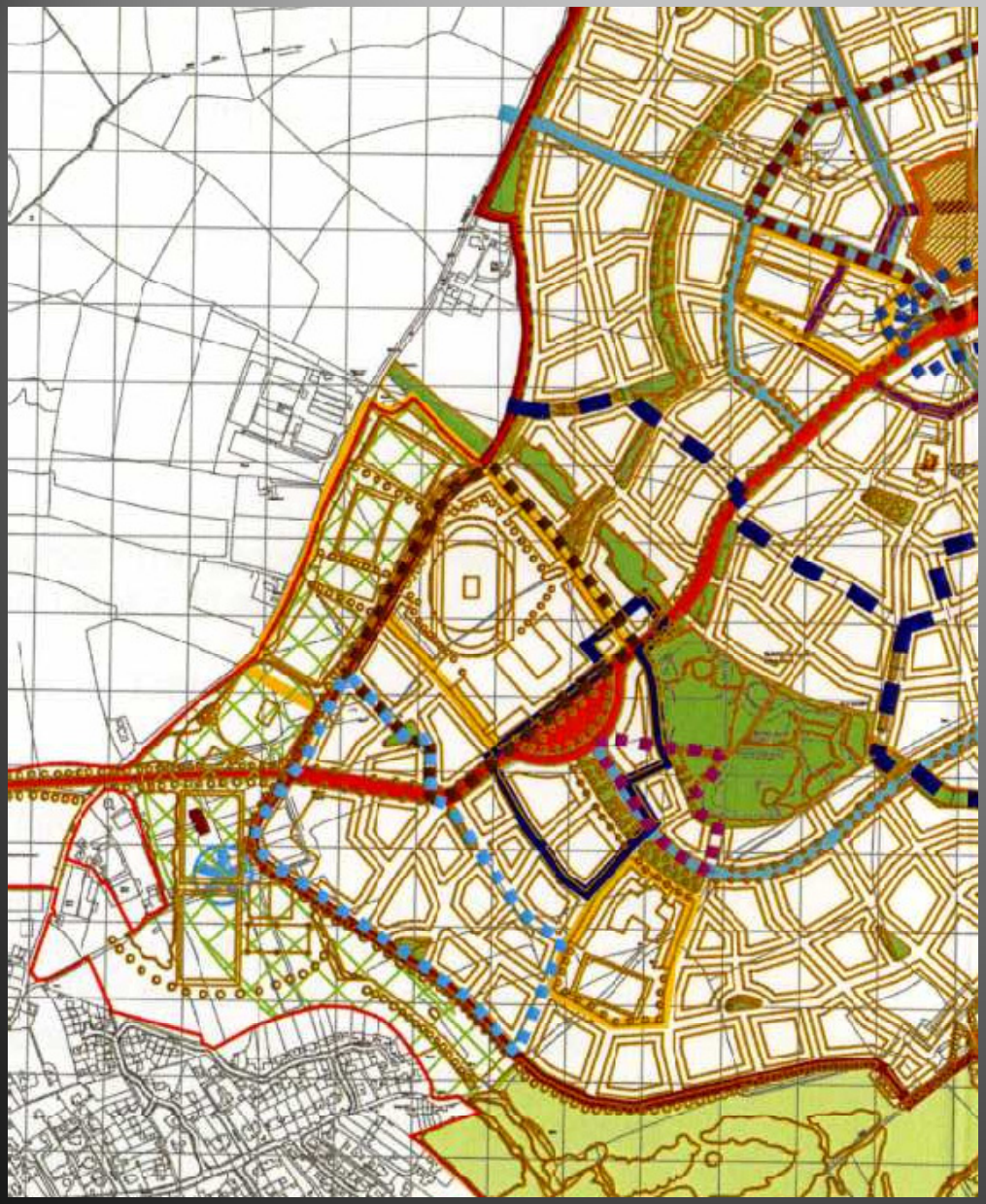
Degrees of abstraction/precision



AAP
Area Action Plan



Masterplan

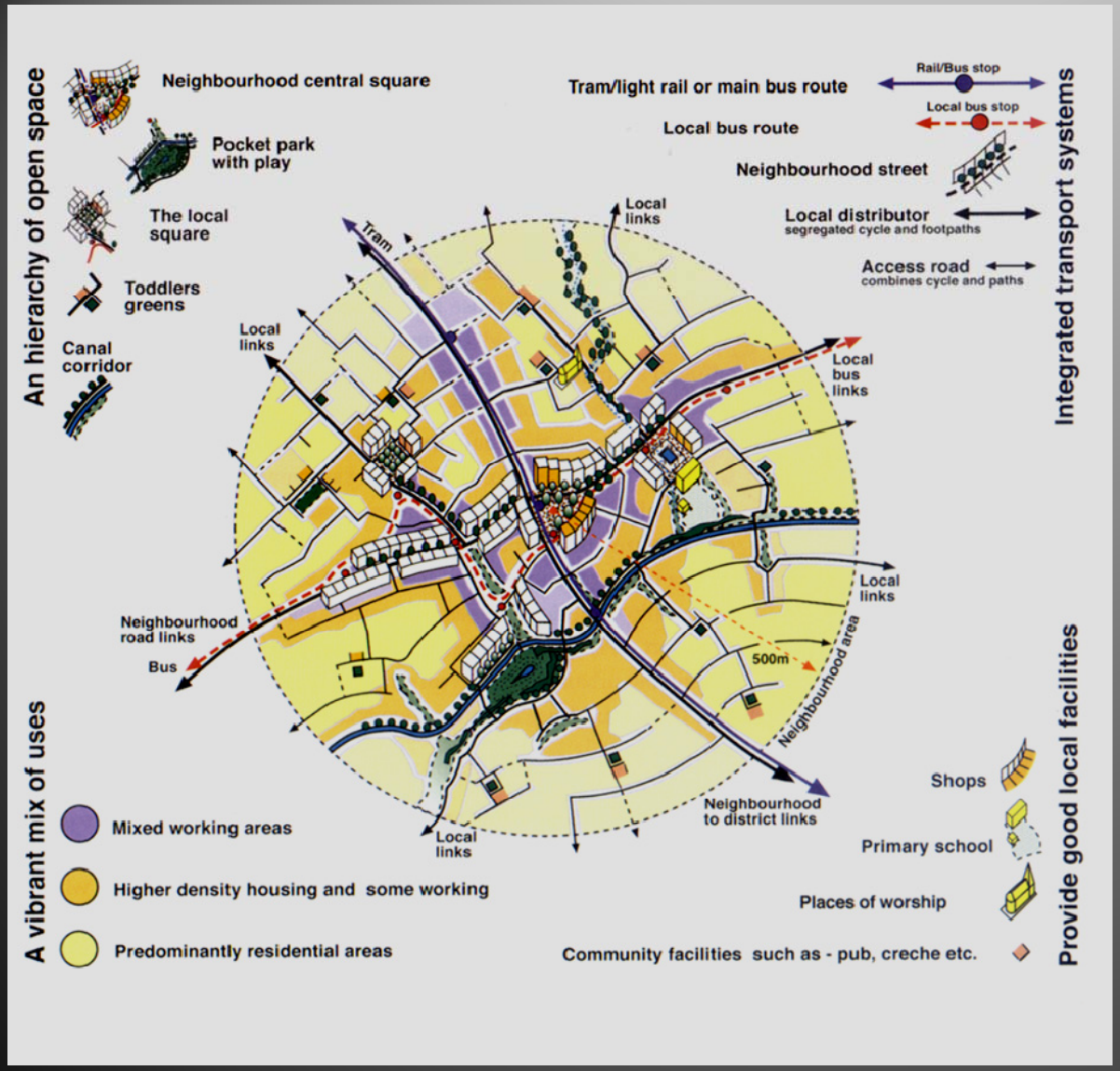


KEY

- PLANNING APPLICATION BOUNDARY
- MAIN STREET
- OTHER PRINCIPLE ROUTES
- TOWN CENTRE
- OTHER NEIGHBOURHOOD CENTRES
- EXTERNAL BOUNDARY OF DEVELOPMENT
- COMMUNITY PARK
- SCHOOL SITES
- HEALTH CARE CENTRE
- TOWN HALL SITE
- GREENWAY BUFFER ZONE
- GREENWAYS/WILDLIFE CORRIDORS
- PARK AND RIDE INTERCHANGE
- SPORTS HUB
- ADDITIONAL SPORTS FACILITIES
- COMMUNITY WIND TURBINES
- EXISTING BUILDINGS
- TOWN HALL BOUNDARY
- HEALTH CENTRE BOUNDARY
- SECONDARY SCHOOL BOUNDARY
- SPORTS CENTRE BOUNDARY
- YOUTH CENTRE BOUNDARY
- NEIGHBOURHOOD BOUNDARY

Key fixes. Responsiveness ‘v ‘regulation

The importance of being parametric



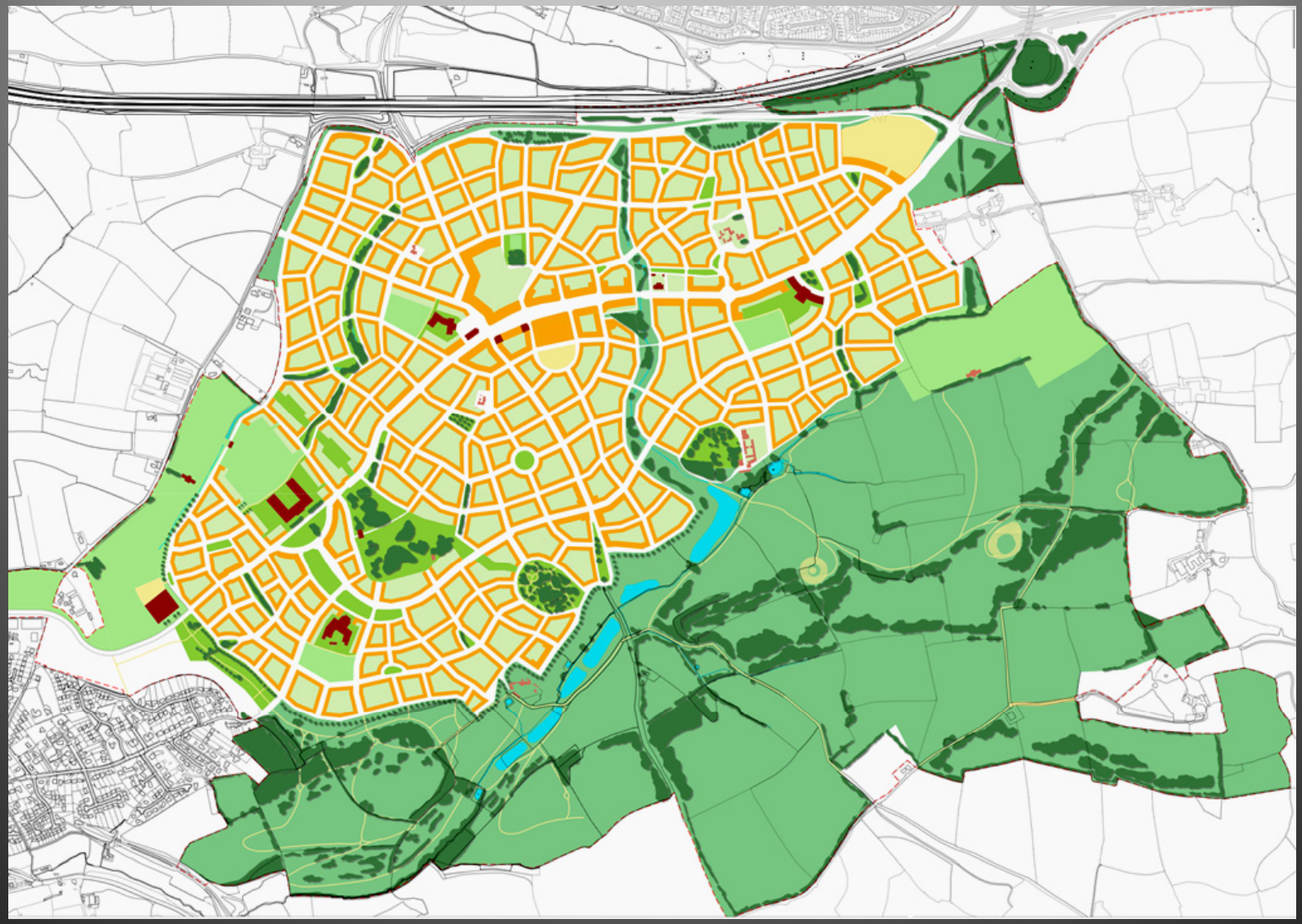
- 5-6 minute walk from edge to Centre
- Fine grain pattern of streets.
- Greater mixed use towards the heart of the neighbourhood
- Varying densities
- A central square,market place and/or High Street
- Public transport through the middle
- All daily needs available on foot

A return to the traditional town

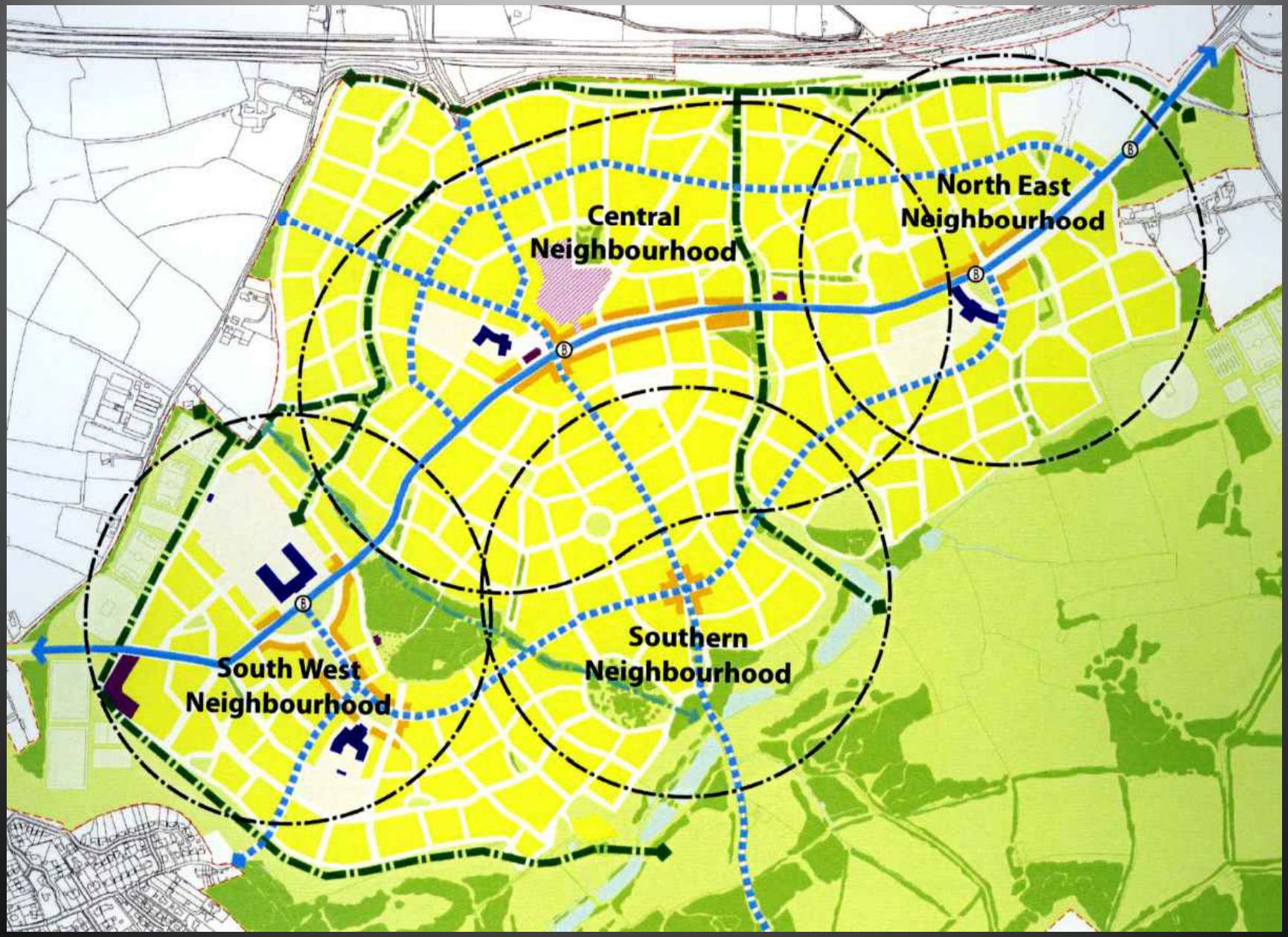
The jigsaw pieces of Sherford.
mixed use walkable neighbourhoods

Sherford EbD Group 5

The Sherford EbD Masterplan



Town and Country. Distinct but unified

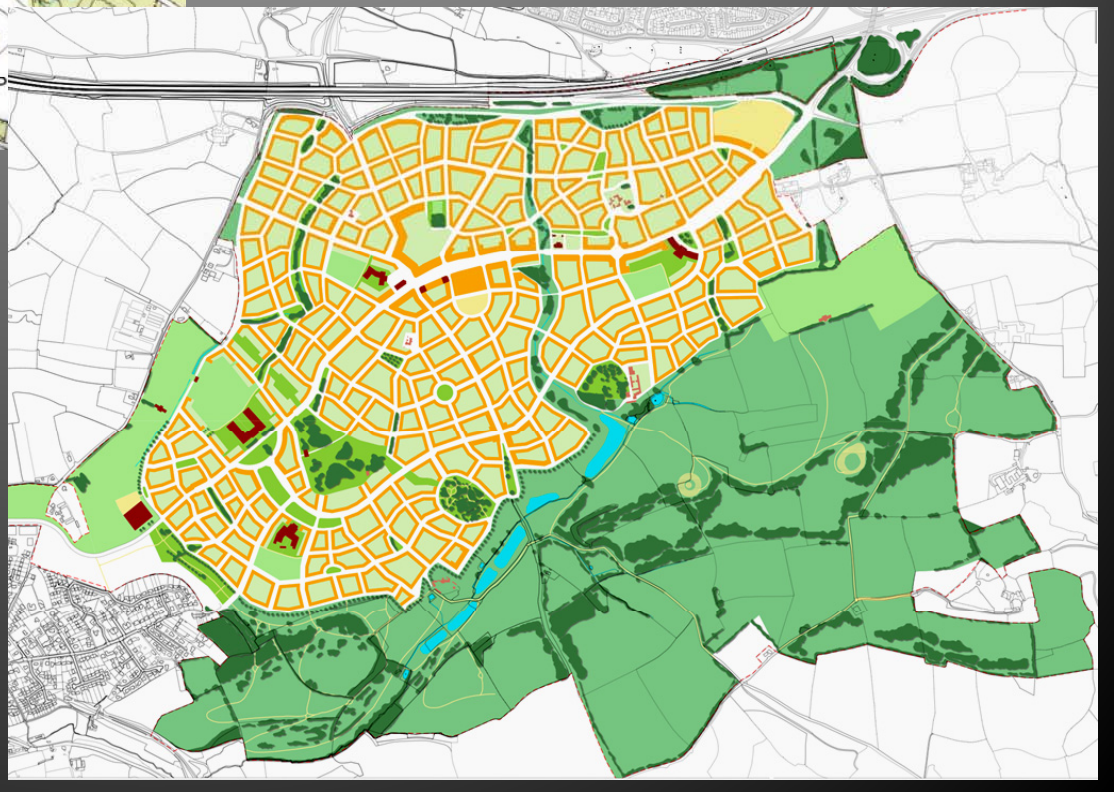


Connected neighbourhoods making a Town

Fundamentals of urbanism+ evidence of the land (iterations) = “genius of place”
Neither can be allowed to destroy the other. The balance is political, environmental and deeply philosophical

Town or Country?

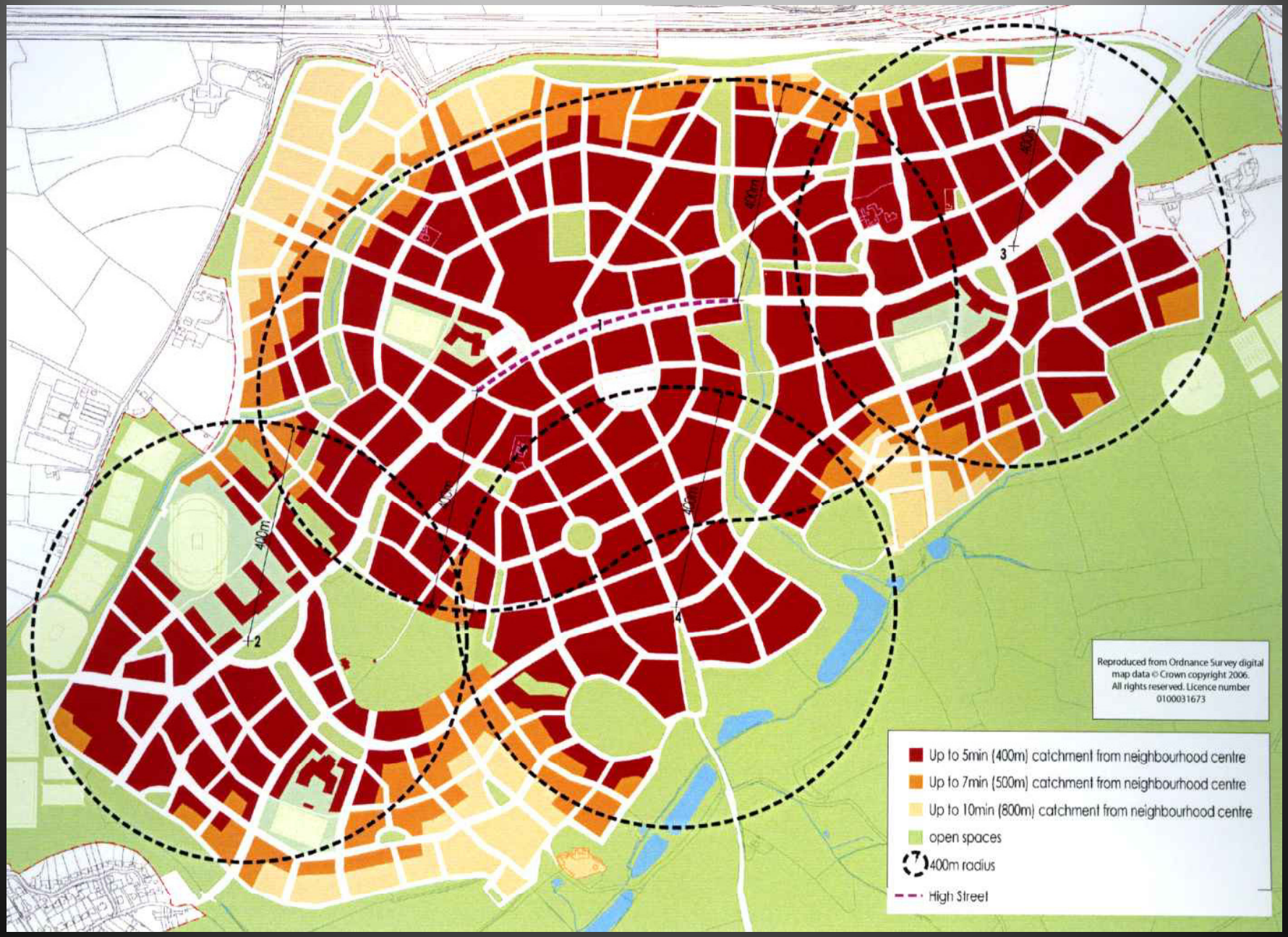
Town and Country

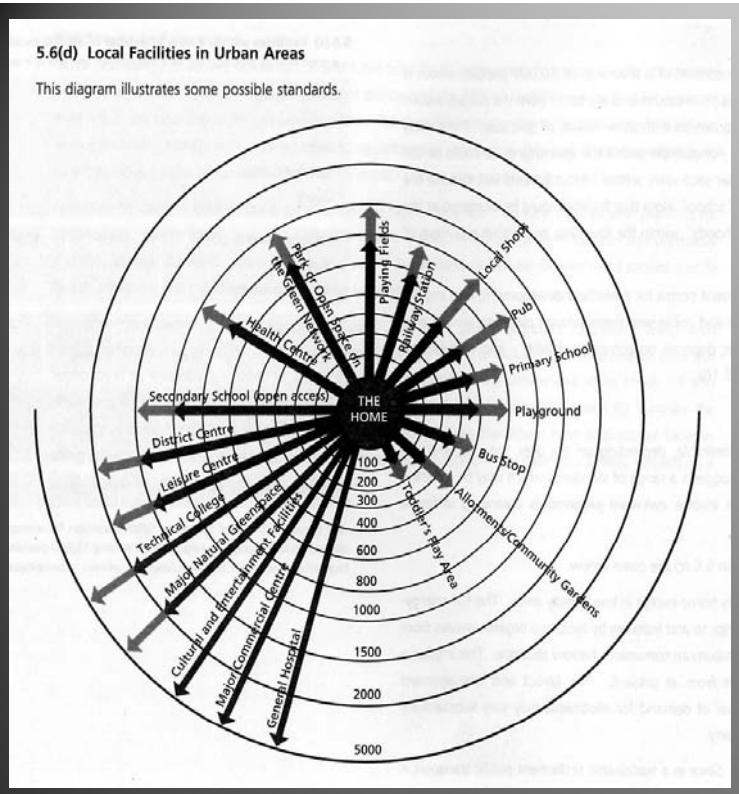


“Along with the preservation of the countryside the redemption of the town must be attempted. The two are interdependent; one rises to beauty or falls to ruin with the other. It is true to say that only through the rehabilitation of the town can the countryside be truly saved, that the true way to save the countryside is to build true urban towns”

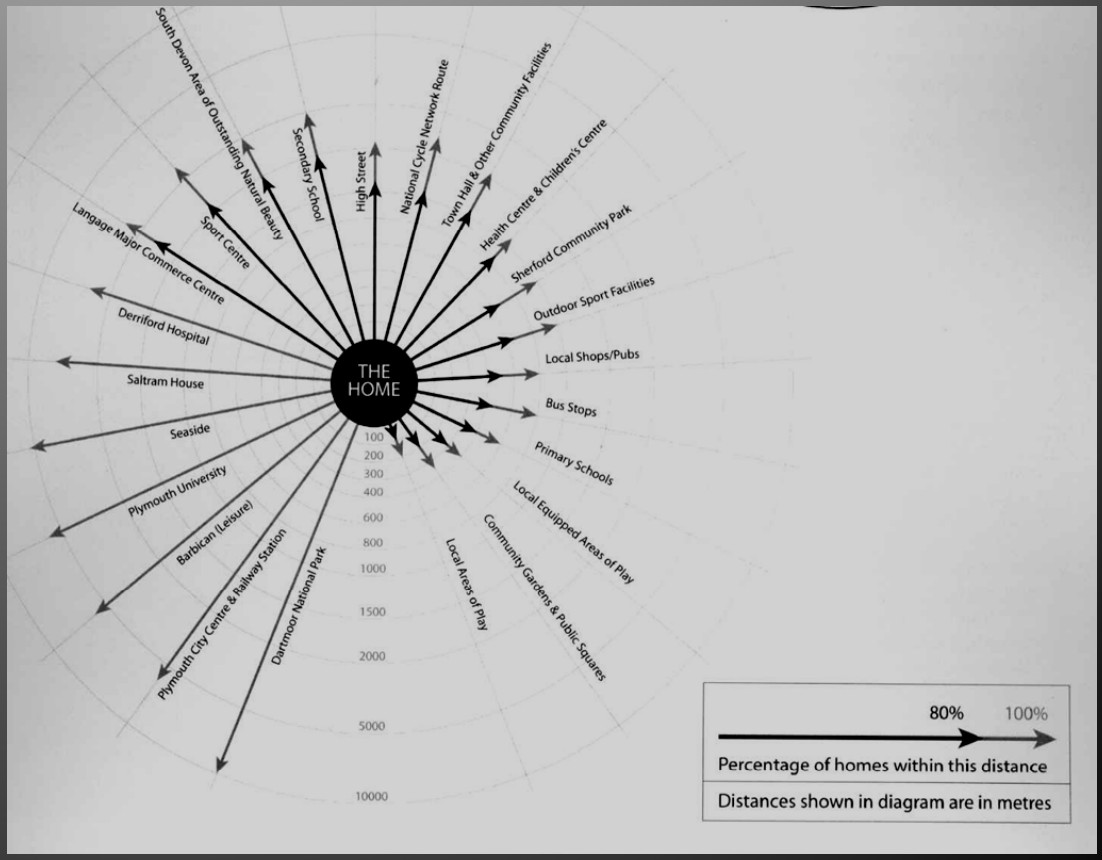
Thomas Sharp

The Block and the Bat


400m
2
3
4
Reproduced from Ordnance Survey digital map data © Crown copyright 2006. All rights reserved. Licence number 0100031673
Up to 5min (400m) catchment from neighbourhood centre
Up to 7min (500m) catchment from neighbourhood centre
Up to 10min (800m) catchment from neighbourhood centre
open spaces
400m radius
High Street



From home to everything you need.



The sustainable sequence.

The Pedestrian
The Cyclist
The bus passenger….

The car driver

Landscape and Ecology. Achieving the balance. Equalise the land to allow it to happen

Sherford

Rediscovering traditional town building


71 m
Image © 2009 Bluesky
Google

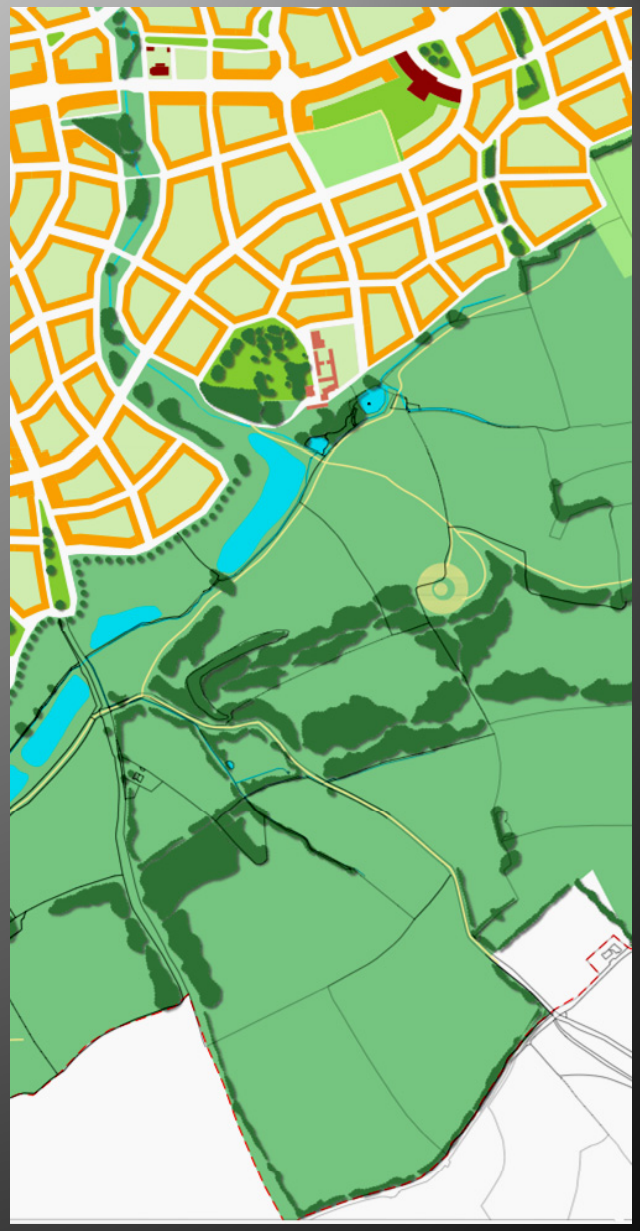

ST. MARY'S
GARDENS

Carlo Bontempi. Place Toscana Val D’Europe

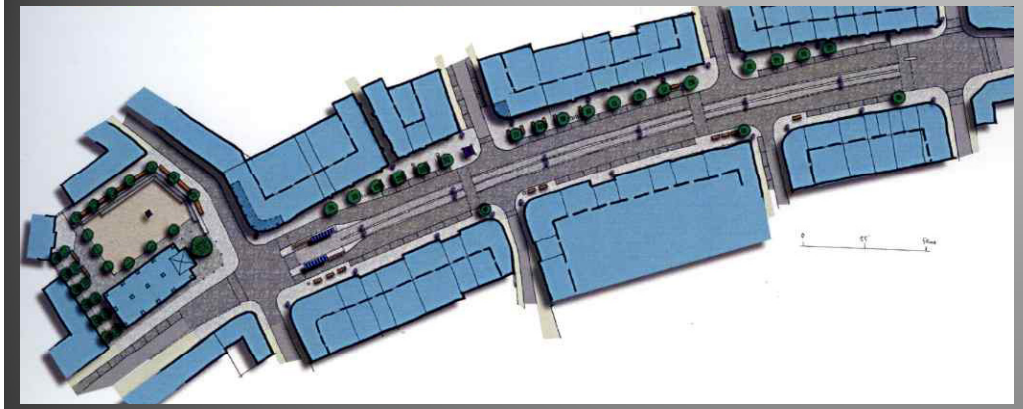
Great Urbanism-pressure on land

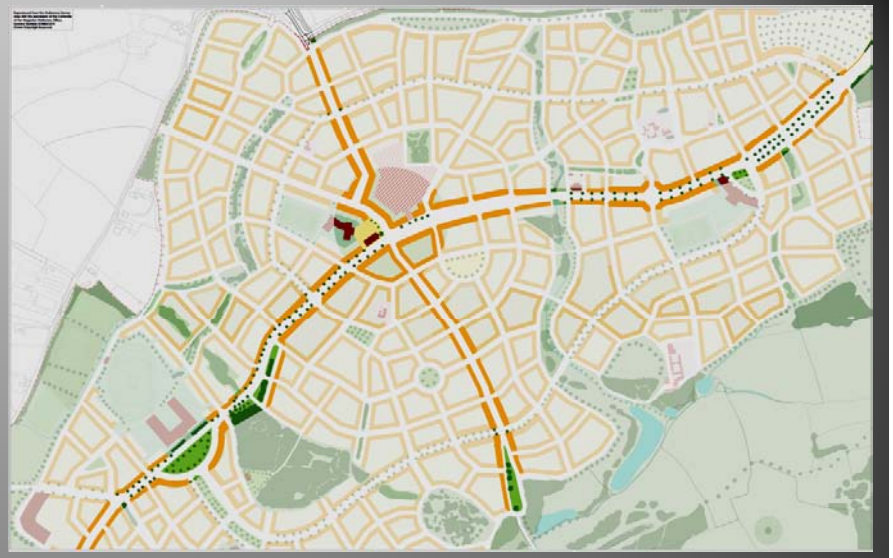
Woodstock Oxfordshire

The Park and the Town



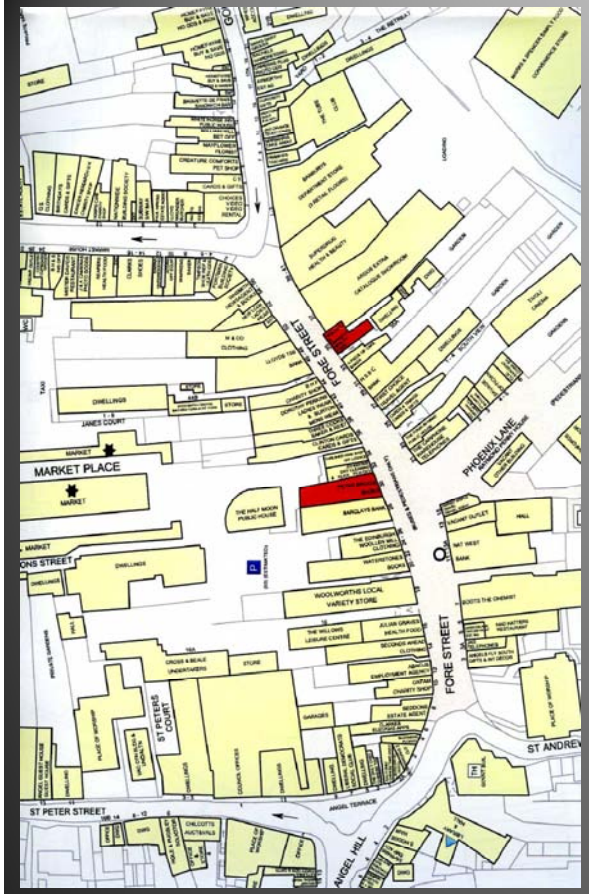
High Street Sherford





‘A street that is open to the sky and filled with people and life, is a splendid place to be”

Wiiliam H. Whyte



Tiverton

Totnes

Marlborough

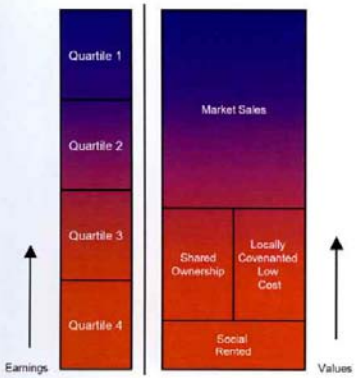


Figure 1
Heirarchy of Property Value and Tenure.

Table 1: Proposed Housing Mix by Tenure

Dwelling Tenure	Percentage range of total housing		Range by number of dwellings	
	Min	Max	Min	Max
Social rented	12.5%	15.0%	688	825
Intermediate - Shared Ownership	12.5%	15.0%	688	825
Intermediate - Other Tenures *	15.0%	20.0%	825	1,100
Total Affordable Housing	40.0%	50.0%	2,200	2,750
Market Sale	60.0%	50.0%	3,300	2,750
Grand Total	100.0%	100%	5,500	5,500

Please note that the proposed mix is expressed in the 'Min' percentage column. This may climb to the 'Max' percentages should funding become available either through Social Housing Grant or the Fund Pool (see Funding).

* Intermediate Other will not have specific financial discounting mechanisms applied directly but will comprise housing that is by value and covenant affordable for key areas of localised demand not otherwise satisfied in the open market. The covenant status will have a suppressing impact on the market value, which are projected to match the 'market values' of Intermediate Shared Ownership properties.

Table 2: Indicative Housing Mix by Type and Tenure

Housing Type	Market		Intermediate (Shared Ownership)		Intermediate (Other)		Social Rented		Total	
	No.	% Total	No.	% Total	No.	% Total	SR	% SR	No.	% Total
1 bed apartment	99	3%	69	10%	25	3%	69	10%	261	4.75%
2 bed apartment	331	10%	193	28%	83	10%	138	20%	743	13.50%
2 bed terraced house	396	12%	193	28%	99	12%	124	18%	811	14.75%
2 bed semi-detached house	66	2%	14	2%	17	2%	14	2%	110	2.00%
3 bed terraced house	990	30%	172	25%	248	30%	261	38%	1,671	30.38%
3 bed semi-detached house	66	2%	14	2%	17	2%	14	2%	110	2.00%
3.5/4 bed terraced house	825	25%	34	5%	206	25%	69	10%	1,134	20.63%
4 bed detached house	363	11%	0	0%	91	11%	0	0%	454	8.25%
5 bed detached	165	5%	0	0%	41	5%	0	0%	206	3.75%
Grand Total	3,300	100%	688	100%	825	100%	688	100%	5,500	100.0%
% of Total	60.0%		12.5%		15.0%		12.5%		100.0%	

NB: The distinction between semi-detached and detached is not specified for 4 to 5 bedroom in order to make this Table manageable but it is recognised that there are likely to be material proportions of these sized dwellings that pair very well.

Housing Affordability Mechanisms

Table 1: Proposed Community Trust Roles in the Early Stages

Role	Sub Set Examples	Possible Responsibilities	Traditional Management	Options	Physical Asset
1. Upholding & Progressing the Sustainability Agenda	Transport – Sustainable Travel Organisation	Promotion - Green travel plans, Car Club, Cycle club, hopper bus. Manage travel section of web.	SCT	SCT	N
	Waste	Promotion - Advice on waste reduction, reuse and recycling	LPA	SCT/ LPA	N
	Energy & water efficiency	Promotion – Advice	LPA/SP	SCT/SP	N
	Health & Wellbeing – including faith based facilities & cemetery	Green Gym, Trim trails, Parkours, edible landscapes	LPA/NGO/ VSO	SCT/ NCO	Y
	Environment/Ecology/Conservation	Ref Open space - themed e.g. Bats, Friends of the Quarry	LPA/NGO/ VSO	SCT/ NCO	Y
2. Promoting Economic Development	Liaison between business, RDA and other network & promotion organization to promote deliver opportunity to Sherford.Provision of office, conference, meeting & training space.	Co-ordination with Red Tree to develop within its remit (or separately) Chamber of Commerce, Fair Trade Associations, Business Enterprise initiatives, Information and Communications Technology (ICT) centre etc.	LPA/NGO/ RDA	SCT	N
3. Promoting the development of partnerships, associations and networks	Liaison between layers of local government, social and special interest groups and networks. Residents Association - Twinning.	Promotion - Engendering Civic pride, empowerment and social networks internally (including involvement in the Trust itself) and between Sherford and its neighbours. This will include events, markets, festivals, concerts etc	LPA/NGO	SCT	N
3. Information supply and promotion	Access to Information. This may cross-fertilize with Library services	Community website & e-newsletter management	LPA/RA	SCT	N
4. Promoting understanding of the Design Codes, guiding their use & monitoring their application	Involvement with planning process. This may also include cultural heritage protection and promotion	Promotion - Advocacy for design codes and aspirations of the community. Co-ordination with Design Assessment body	SCT/LPA	SCT	N
5. a. Managing open space & public realm	Open space – inc Community Park & Quarry	Ownership/management	LPA	SCT	Y
	Footways/Footpaths within green corridors/parks and open space	Ownership/management	LPA	SCT	Y
	Organic Farm – community supported agriculture	Ownership/management	LPA/Private	SCT	Y
	Allotments	Ownership/management/promotion	LPA	SCT	Y
	Public Space – inc street furniture & public art	Ownership/management	LPA	SCT	Y
5. b. Managing sports & recreational facilities	Recreation and leisure facilities – Sports Hub and Pool	Ownership/management	LPA, Sport England, NPFA	SCT	Y
	Bowling Green near town centre	Ownership/management	Local club	SCT	Y
5. c. Managing community property & facilities	Community buildings/Town Hall	Ownership/management	LPA	SCT	Y
	Youth centre & facilities	Ownership/management	LPA	SCT	Y
	Education – seat on the Board of Trustees for the federated schools. Involvement with extended education initiatives (Lifelong learning)	Management Involvement – Promotion	LPA	LPA/ SCT	N

For Key refer to Table 2.

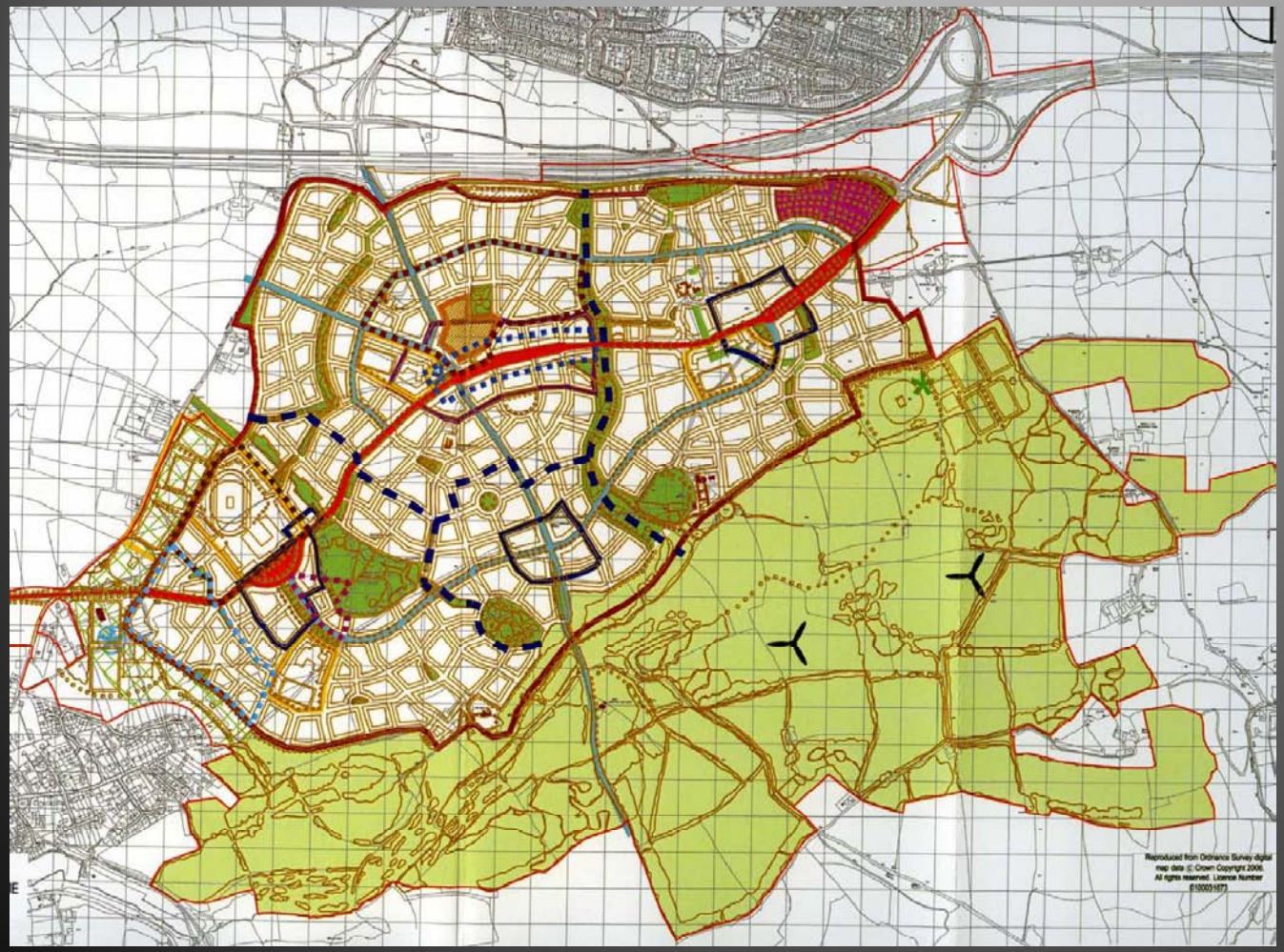
"people are motivated to care for a home, a house, a place, a community, an environment to the extent that their interest in it is direct, dependable and permanent"
Wendell Berry

Community Trust

THE TOWN CODE

CONTENTS

THE CODE

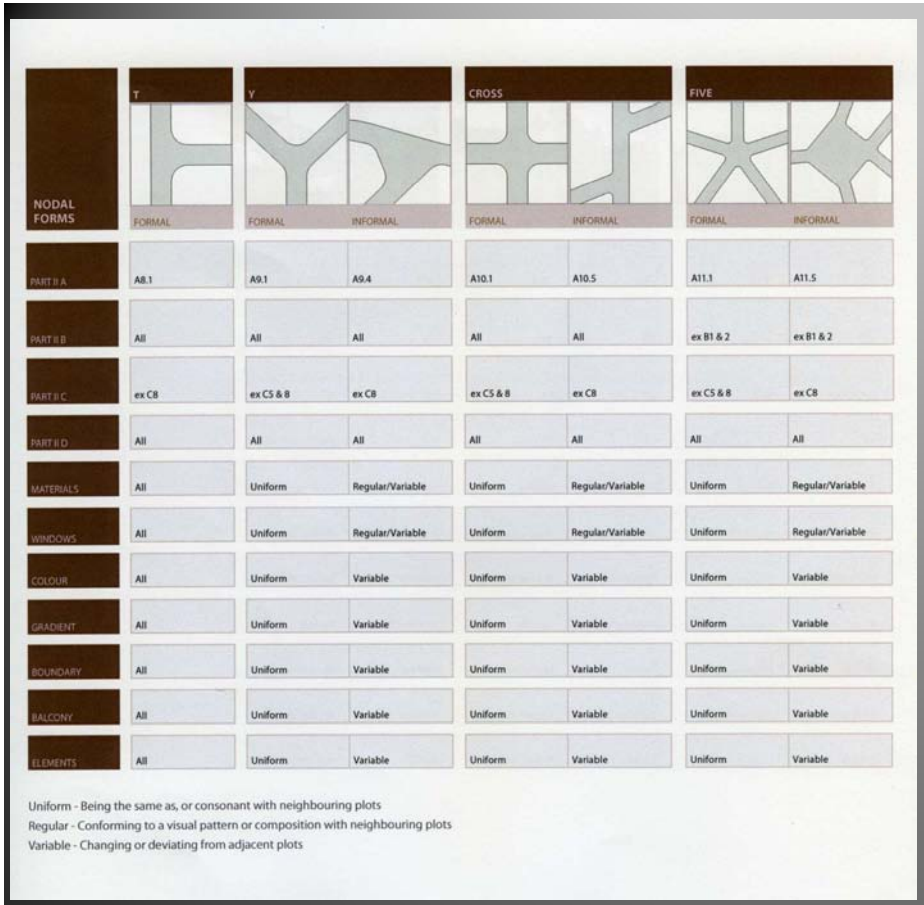


Sherford Code. Key fixes

Legibility


- Major Streets & Public Spaces
- Routes visually aligned
- Key buildings
- Community Park & Strategic Landscape
- Major Green Corridors
- Key Views
- Ridge Line
- High Point
- Potential Major Visial Link
- Significant Streets
Legibility Plan

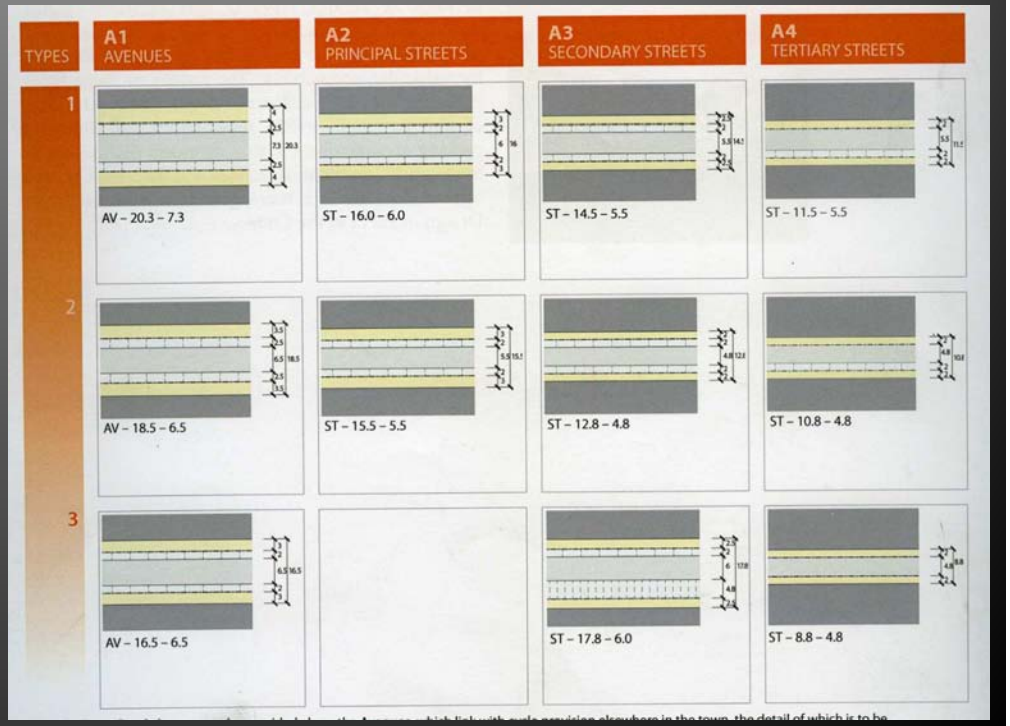
Junctions and nodal points



NODAL FORMS	T	Y		CROSS		FIVE	
	FORMAL	FORMAL	INFORMAL	FORMAL	INFORMAL	FORMAL	INFORMAL
PART II A	A8.1	A9.1	A9.4	A10.1	A10.5	A11.1	A11.5
PART II B	All	All	All	All	All	ex B1 & 2	ex B1 & 2
PART II C	ex C8	ex C5 & 8	ex C8	ex C5 & 8	ex C8	ex C5 & 8	ex C8
PART II D	All	All	All	All	All	All	All
MATERIALS	All	Uniform	Regular/Variable	Uniform	Regular/Variable	Uniform	Regular/Variable
WINDOWS	All	Uniform	Regular/Variable	Uniform	Regular/Variable	Uniform	Regular/Variable
COLOUR	All	Uniform	Variable	Uniform	Variable	Uniform	Variable
GRADIENT	All	Uniform	Variable	Uniform	Variable	Uniform	Variable
BOUNDARY	All	Uniform	Variable	Uniform	Variable	Uniform	Variable
BALCONY	All	Uniform	Variable	Uniform	Variable	Uniform	Variable
ELEMENTS	All	Uniform	Variable	Uniform	Variable	Uniform	Variable

Uniform - Being the same as, or consonant with neighbouring plots
Regular - Conforming to a visual pattern or composition with neighbouring plots
Variable - Changing or deviating from adjacent plots

Street types



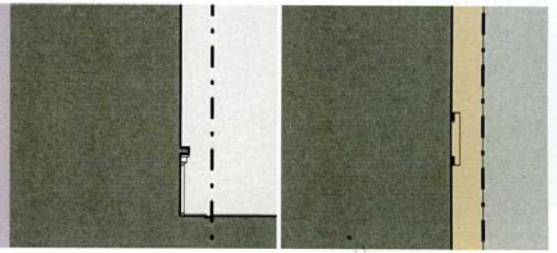
Frontage Types

PRIVATE FRONTAGETYPES

B6

Front Strip

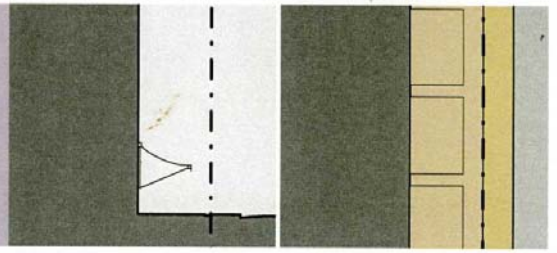
A narrow strip of land shall separate the building edge from the plot line, and generally there shall be no fence. The finished ground floor level shall be accessible from pavement level. The front strip should have a depth of between 0.6-1m.



B7

Shopfront and Awning

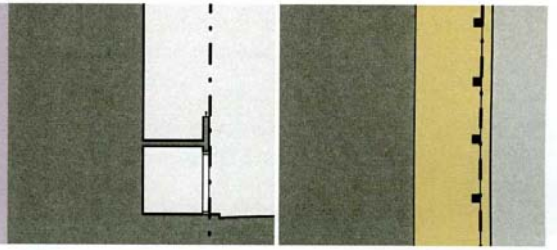
The building line shall be situated close to the plot line with the building entrance at the pavement level, and shall be used primarily for retail. There shall be substantial glazing at ground level and there shall be an awning which may overlap the pavement potentially to the plot line. The shopfront and awning should have a depth of between 2-3m.



B8

Colonnade

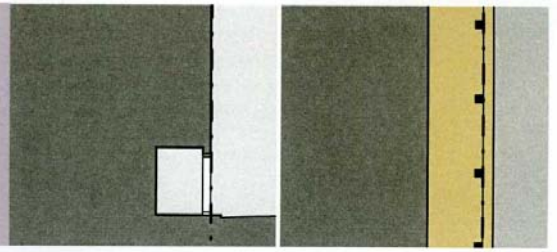
The colonnade on the ground floor shall be enclosed and protrude out from the rest of the façade. The building line shall sit on the plot line, and shall be used primarily for retail. The colonnade shall be no less than 4m wide and shall be allowed to overlap the whole width of the pavement to within 0.45m of the curb edge.



B9

Arcade

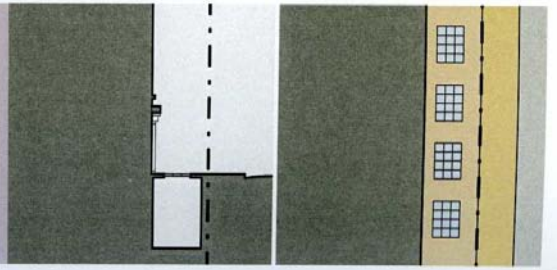
The arcade shall be an open colonnade where the ground floor line shall be set back from the building line to accommodate the footpath. The building line shall sit along the plot line. The arcade shall be no less than 4m deep and shall sit to within 0.45m of the curb edge. This type shall be used primarily for retail.

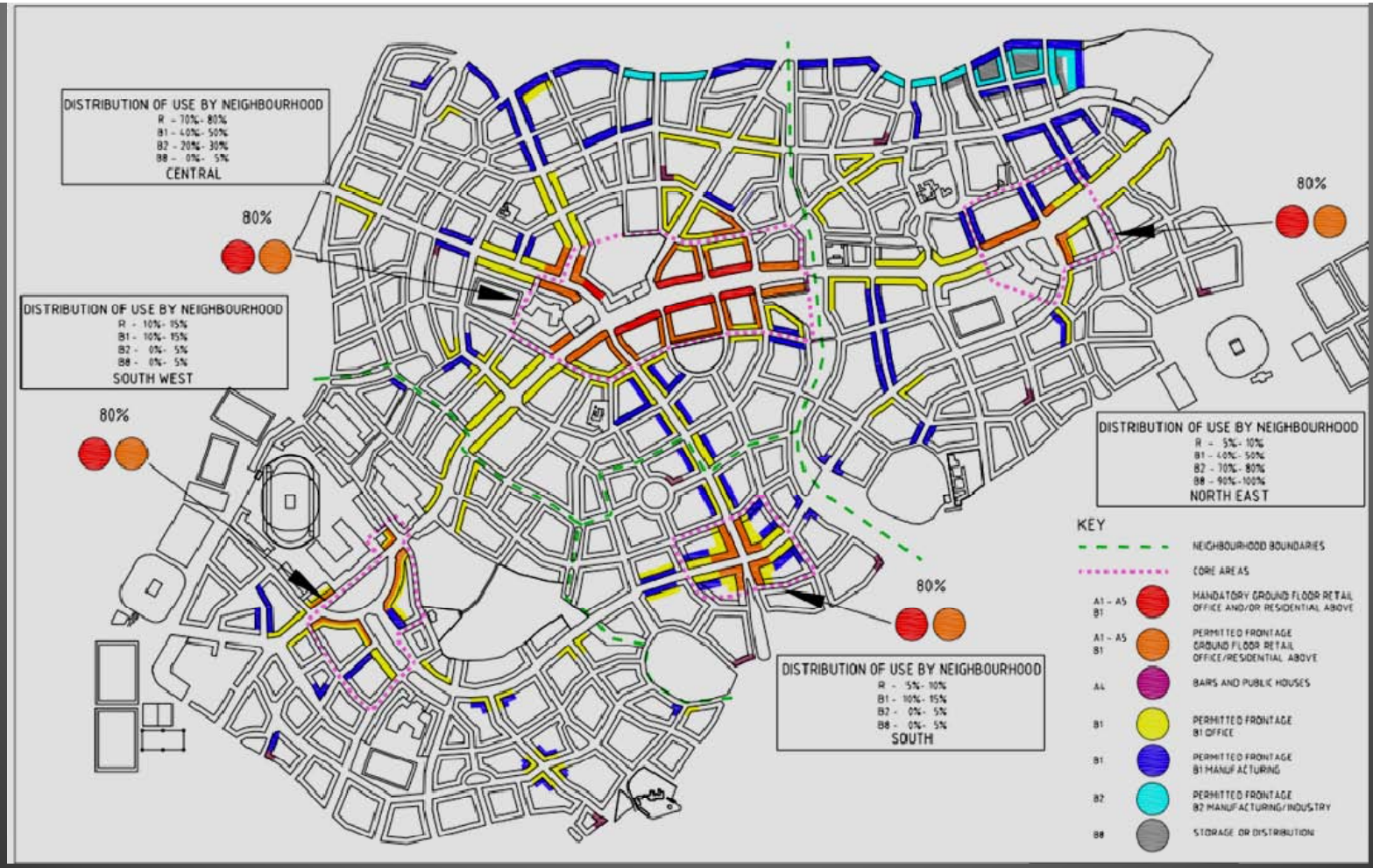


B10

Paved Basement Lightwell

The building shall be set back from the plot line by a paved top lit basement. This type shall be used primarily for commercial or residential. The pavement basement lightwell should have a depth of between 2-3m.





Mixed Use. If designed and located correctly it is a benefit not a problem

- At the Town Centre and neighbourhood centres
- Along the busiest streets
- Overlooking open spaces
- Small scale at street corners.

50-75 dph within the immediate town centre

40-60 dph within the intermediate town centre band

45-60 dph at the heart of the neighbourhood centres

40-60 dph for the length of the Main Street

60-80 dph specifically for the Main street Boulevard.

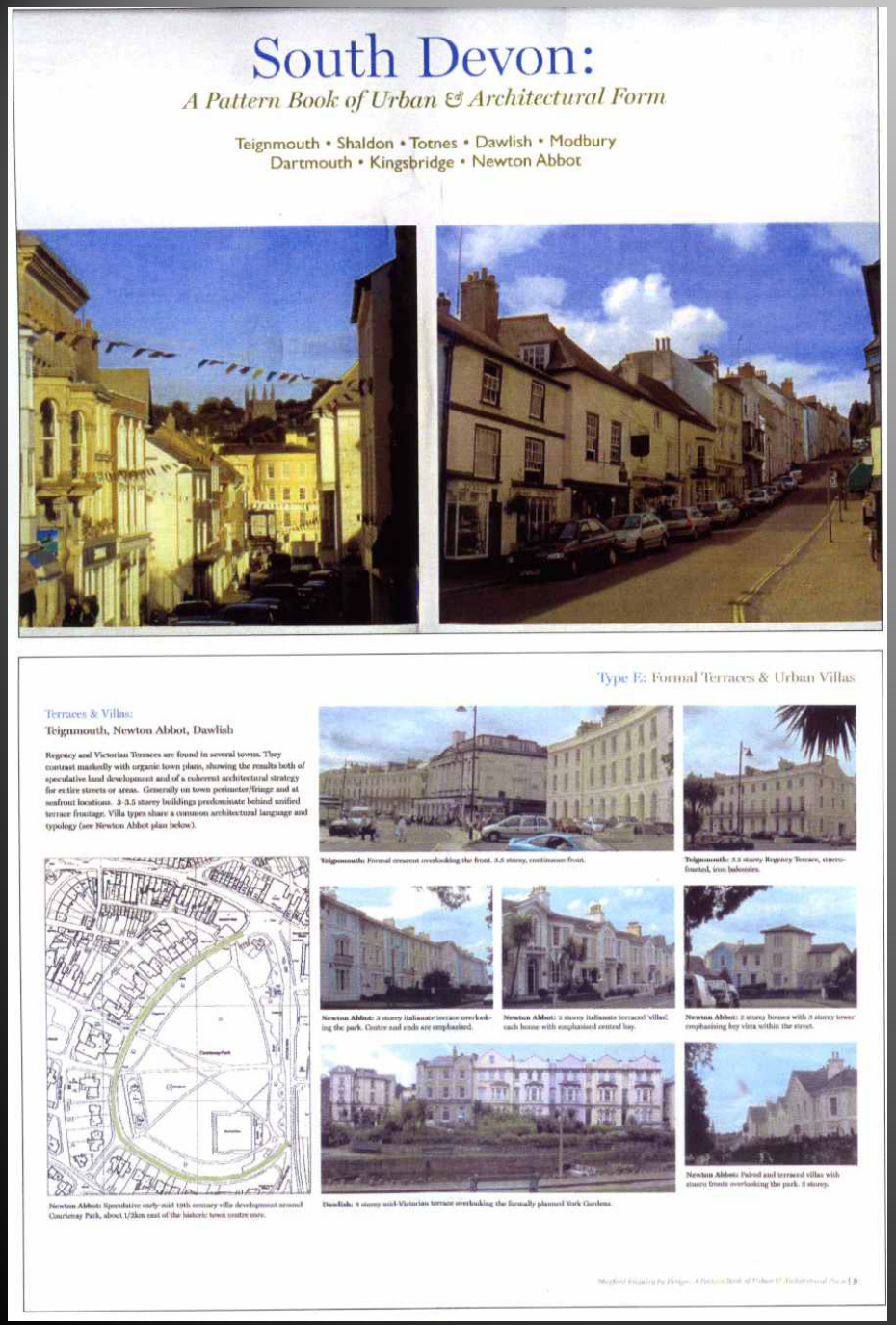
45-60 dph for the two Avenues and Brixton Road

40-55 dph along the Community park edge and other green spaces

35-50 dph for all other areas.

Density. The paranoia of regulators

'The unit of measurement to fit into these parameters is any one urban block and any contiguous block either built or given consent to build.
Any numbers constituting less than this increment may in themselves be more or less than the maximum and minimum within that parametric range'



South Devon:

A Pattern Book of Urban & Architectural Form

Teignmouth • Shaldon • Totnes • Dawlish • Modbury
Dartmouth • Kingsbridge • Newton Abbot

Type E: Formal Terraces & Urban Villas

Terraces & Villas:
Teignmouth, Newton Abbot, Dawlish

Regency and Victorian Terraces are found in several towns. They contrast markedly with organic town plans, showing the results both of speculative land development and of a coherent architectural strategy for entire streets or areas. Generally on town perimeter/fringe and at seafront locations. 3-3.5 storey buildings predominate behind unified terrace frontage. Villa types share a common architectural language and typology (see Newton Abbot plan below).

Teignmouth: Formal crescent overlooking the front. 3.5 storey, continuous front.

Teignmouth: 3.5 storey Regency Terrace, stucco-fronted, iron balconies.

Newton Abbot: 3 storey italianate terrace overlooking the park. Centre and ends are emphasized.

Newton Abbot: 2 storey italianate terraced villas, each house with emphasised centred bay.

Newton Abbot: 2 storey houses with 3 storey tower emphasising key vista within the street.

Newton Abbot: Speculative early-mid 19th century villa development around Courtenay Park, about 1/2km east of the historic town centre core.

Dawlish: 3 storey mid-Victorian terrace overlooking the formally planned York Gardens.

Newton Abbot: Paired and terraced villas with stucco fronts overlooking the park. 3 storey.

A basis for discourse.
Demands rigour in any argument for departure
It demands and invites creativity
It deplores and denies the right to be ‘fashionable’

(Name) Crescent M15.11

Uniform character and composition. Uniform vertical rhythm of openings and trees Continuous first floor balconies Uniform colour.

Type	Specification	Relationship
Part II A	A15.1	Uniform
Part II B	B4	Uniform/regular
Part II C	C3.2	Uniform/regular
Part II D	D3	Regular
Elements		
Materials	Stucco - painted	Regular
Windows	6 over 6 - 2 over 2	Regular
Colour	White CP 2.3, 2.4	Uniform
Gradient Response	Flat	Uniform
Boundary Treatment	1.1 spear headed c.i. railings	Uniform
Balconies	c.i. decorative, leaded roof	Uniform/regular
Other elements Door	Hardwood 6 panel CP 6 - 9	Variable

NOTES: 1st floor balconies not necessary on south side of street where rear south facing conservatories may be employed as option

(Name) Street M3.14

Similar double fronted. Prominent porches. Variety of colour from similar colour hue. Prominent palms in gardens.

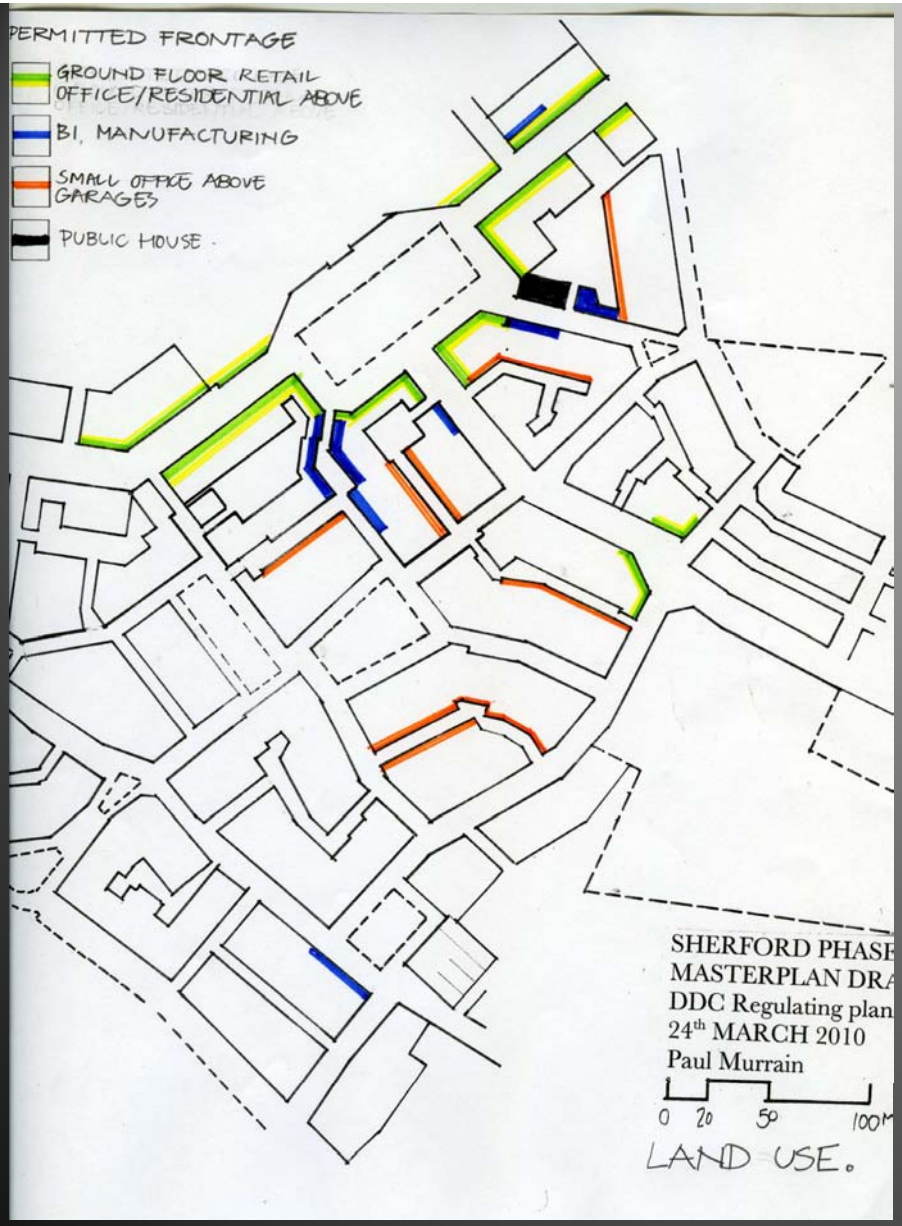
Type	Specification	Relationship
Part II A	A3.1	Uniform
Part II B	B2	Regular
Part II C	C4.2	Regular
Part II D	D12	Regular
Elements		
Materials	Stucco - painted	Regular
Windows	6 over 6 - 2 over 2	Regular
Colour	Colours CP 4 - 7	Variable
Gradient Response	Slope taken up by each house	Regular
Boundary Treatment	Stonewall with hedge	Regular
Porch	Timber Painted	Regular/Variable
Other elements		

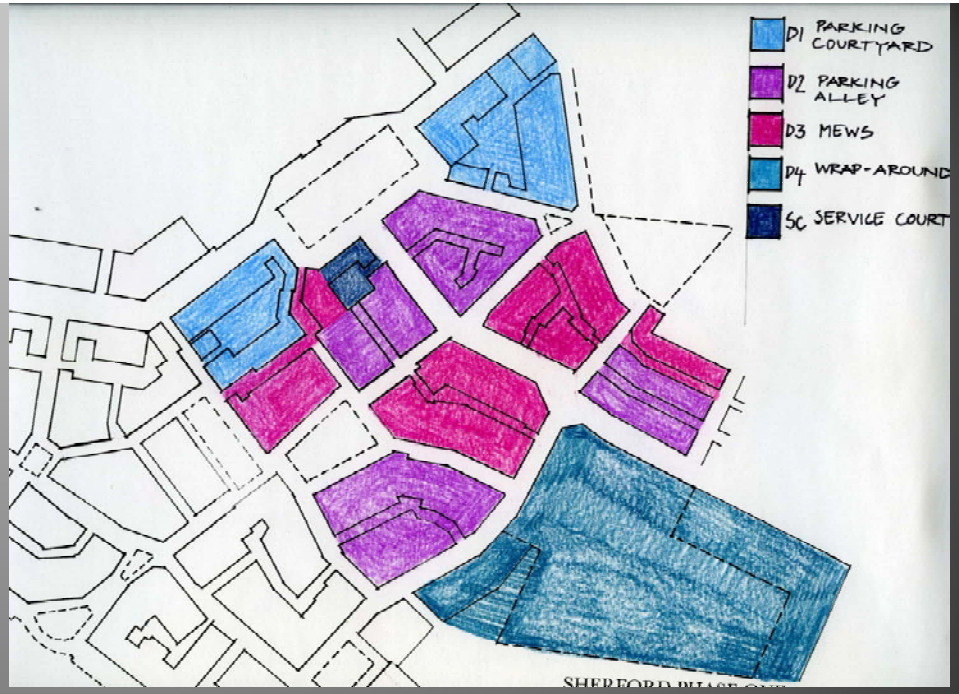
NOTES: Subtle variant in porch detailing and palms in garden is important

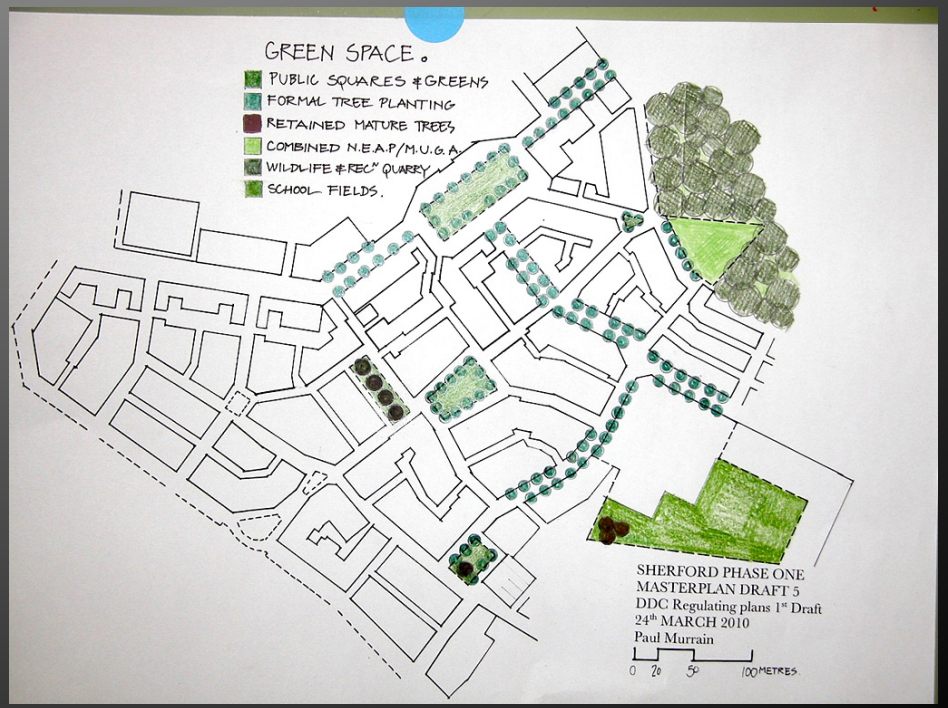
Samples of spatial composition card

Any housebuilder /developer has to Carry out this process themselves and present for review to Town Developer and Sherford Review Panel for sign off before they are allowed to work up a conventional set of application drawings.
Collective certainty rather than planning battl


SHERFORD PHASE ONE
MASTERPLAN DRAFT 4
1:1000 @ A1
22ND FEBRUARY 2010
Paul Murrain.

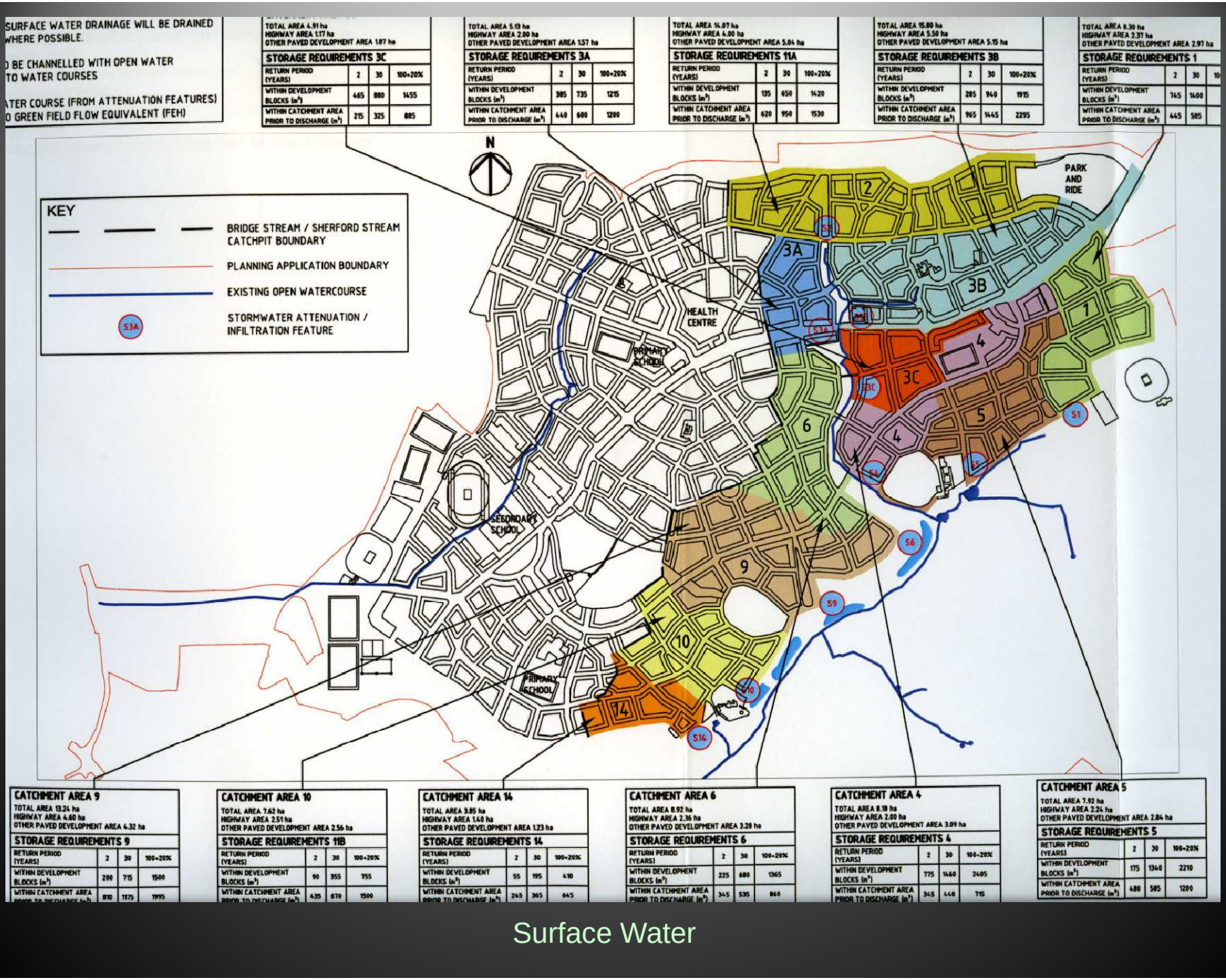






Evolutionary and participatory Code rather than an edict. BUT within defined parameters set by the overall Town Code.

Sherford



Surface Water

Communities and Local Government

Code for Sustainable Homes

A step-change in sustainable home building practice

www.communities.gov.uk
community, opportunity, prosperity

December 2006

SUMMARY OF MINIMUM STANDARDS

The table below summarises all of the minimum standards which exist under the Code:

Minimum standards

Code Level	Category	Minimum Standard
	Energy/CO_2	
1(★)	Percentage improvement over	10%
2(★★)	Target Emission Rate (TER)	18%
3(★★★)	as determined by the	25%
4(★★★★)	2006 Building Regulation	44%
5(★★★★★)	Standards	100%
6(★★★★★★)		A 'zero carbon home' (heating, lighting, hot water and **all** other energy uses in the home)
	Water	
1(★)	Internal potable water	120 l/p/d
2(★★)	consumption measured in	120 l/p/d
3(★★★)	litres per person per day (l/p/d)	105 l/p/d
4(★★★★)		105 l/p/d
5(★★★★★)		80 l/p/d
6(★★★★★★)		80 l/p/d
	Materials	
1(★)	Environmental impact of materials†	At least three of the following 5 key element of construction are specified to achieve a BRE Green Guide 2006 rating of at least D – Roof structure and finishes – External walls – Upper floor – Internal walls – Windows and doors
	Surface Water Run-off	
1(★)	Surface water management	Ensure that peak run-off rates and annual volumes of run-off will be no greater than the previous conditions for the development site

† A probable future development regarding the environmental impact of materials is to reward resource efficiency, as well as the use of resources that are more sustainable, by developing 'Ecopoints per m^2' as a measure for this item. However, it may be that the 'Green Guide' route will remain as a simple route for smaller developments.

What does the GreenPrint cover?

Usually the following 8 topics:

- **Climate Change** - Ensures developments are appropriately adapted to the impacts of present and future climate change
- **Resources** - Promotes the sustainable use of resources including water, materials and waste both in construction and operation
- **Transport** - Ensures transport hierarchy issues are fully addressed and catered for within the development
- **Ecology** - Ensures the ecological value of the site is conserved and enhanced
- **Business** - Ensures that the development contributes to the sustainable economic vitality of the local area and region
- **Community** - Ensures the development supports a vibrant, diverse and inclusive community which integrates with surrounding communities
- **Placemaking** - Ensures the design process, layout structure and form provide a development that is appropriate to the local context
- **Buildings** - Ensures that the design of individual buildings does undermine the sustainability of the overall development

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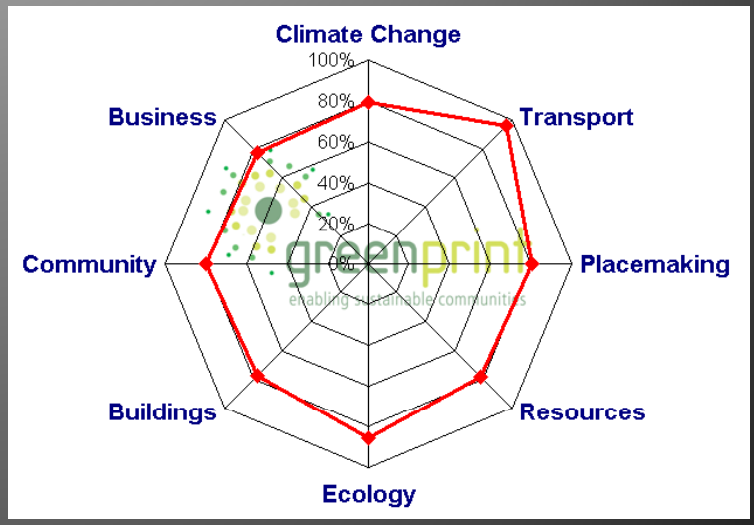
What does the GreenPrint produce?

"Good", "Very Good" and "Excellent" benchmarks achieved by the developer

Performance achieved in each category

Total GreenPrint score for the development

Overall GreenPrint Rating for the development



No grade: <50%
Good: 50% – 64%
Very Good: 65% – 74%
Excellent: 75% – 84%
Exemplar: >84%

Note: a GreenPrint is created for each development BRE are asked to assess. Therefore the score shown is the percentage of the total score available within the Framework developed for a particular site.

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BRE Sustainable Assessment

BRE Sustainable Assessment

Sustainability framework weightings table:

		Best Practice	Good Practice	Minimum
		1	0.7	0.3
P1	1	1	0.7	0.3
P2	0.85	0.85	0.595	0.255
P3	0.7	0.7	0.49	0.21

Sherford – Example GreenPrint objective

Objective	To encourage the future use of active solar technologies where they are not initially supplied.		
Question	What percentage of the development is designed to allow retrospective installation of active solar devices such as photovoltaic and solar hot water heating (where these are not fitted initially)?		
Benchmarks	**Good**	<80%	
	Very Good	80-90%	
	Excellent	100%	
Benchmark achieved		**Excellent**	**Weighting 3**
Justification/evidence	Masterplan: Infrastructure and Utilities Strategy section - '100% of all roofs will be built to be capable of accommodating renewable energy devices'.		
Sources	*SPG) 1.1: NON-RENEWABLE RESOURCES, 1.3: RENEWABLE ENERGY PRODUCTION*		

Sherford – Example GreenPrint objective

Objective	To increase the number of trees on the development for wildlife, amenity and pollution purposes.		
Question	Will the development increase the number of trees on the site (after deducting any destroyed by development)?		
Benchmarks	**Good**	5%	
	Very Good	5%-20%	
	Excellent	>20%	
Benchmark achieved		**Excellent**	**Weighting 3**
Justification/evidence	The entire scheme will result in a net increase in the number of native trees within Sherford and it has been stated by the Landscape Architect that he believes the overall biodiversity of the site will improve markedly after the completion of the development. Red Tree have stated that approximately 3.4ha of woody planting (hedgerows) will be lost due to the development, 10% of which includes standard trees. Within the Community Park 70 ha of new planting is expected to be planted with native broadleaved trees which will deliver a net increase in the number of trees on the site. There is therefore an approximate net increase in trees of site of 66.3ha, which is more than 20% of trees currently on site.		
Sources	*SPG) 7.2: BIODIVERSITY*		

Sherford – Example GreenPrint objective

Objective	To reduce the overall consumption of clean water for non-potable uses.	
Question	What percentage of the roof area of the development will be used for rainwater harvesting system?	
Benchmarks	**Good**	100% of all communal building roofs used for rainwater harvesting.
	Very Good	>50% of the roof area of the whole development used for rainwater harvesting.
	Excellent	80% of the roof area of the whole development used for rainwater harvesting. Additionally the water collected must be capable of being used for internal use including flushing one or more toilets within the premises.
Benchmark achieved	**Very Good**	**Weighting 1**
Justification/evidence	Masterplan: Resource Efficiency of the Built Form section - 'Residential Building Standards: Rainwater harvesting to be used for 80% of roofs'. 'Rainwater harvesting to be used for 80% of non residential buildings'. Good Practice has been awarded, because whilst a commitment to 80% of roof areas has been made there is no commitment at this stage to provide an integrated system that will allow for internal use.	
Sources	*SPG) 1.4: MINIMISE WATER DEMAND, 1.5:CONSERVE SURFACE AND UNDERGROUND WATER RESOURCES*	

Sherford – GreenPrint "Excellent"

Climate Change

- Development has been designed to reduce the contribution to flash flooding through incorporation of Sustainable Urban Drainage systems, green roofs, ponds and wetlands, and the use of permeable surfaces
- Two 1.8mW wind turbines within the 207ha Community park to generate between 32 – 41%
- A carbon sink in the form of a permanent native woodland will be planted, on approximately 70 ha of agricultural land, to help offset the balance of emissions
- 75% of buildings will be equipped with solar thermal systems and/or photovoltaic devices generating between 8 and 12% contribution
- Provision of 'A rated' energy and water savings appliances in all dwellings
- 80% of the roof area of the whole development used for rainwater harvesting

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Sherford – GreenPrint "Excellent"

Sustainable Construction and Procurement

- All dwellings to be built to EcoHomes 'excellent' standards
- All non residential buildings to be built to BREEAM 'excellent' standards
- Low carbon targets for all buildings, exceeding new Part L and matching EST Best Practice and Advanced Practice standards
  - Phase 1 – 25% reduction on Part L
  - Phase 2 – 35% reduction on Part L
  - Phase 3 – 50% reduction on Part L
  - Phase 4 – 60% reduction on Part L
- All timber sourced from independently verified sustainable sources as recognised by the Environment Agency
- One 7 yard skip of waste per dwelling target set

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Sherford – GreenPrint "Excellent"

Community and Sustainable Lifestyles

- Set-up of the Sherford Community Trust whose aim will be to promote "more sustainable lifestyles", it will work with all residents/businesses in Sherford and manage many initiatives, including:
  - Car club
  - Community intranet
  - Energy advice
  - Green travel planning
  - Renewable energy and energy reduction projects
  - Sustainable food initiatives
- Development of a sustainable lifestyles pack for all residents covering issues including sustainable travel advice, energy and water efficiency, recycling and environmental technologies installed in the development and dwelling
- Measures to promote and facilitate the production of home-grown food by residents, and an Organic Community Farm and farmers market

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Sherford – GreenPrint "Excellent"

Placemaking

- Enquiry by Design process led by The Prince's Foundation From which Sherford Town Code has been established
- Transport and movement strategy which places the pedestrian and cyclist at the heart of the development, minimising walking distances between home, workplace, schools shops and other daily needs, whilst designing streets, such that speed limits are self-enforcing
- Height:width ratios in line with Urban Design Compendium
- Delivering 'affordable' homes and a mix of accommodation types and tenures to meet current and future needs, with good integration of accommodation types and affordable housing throughout development that are 'tenure blind'

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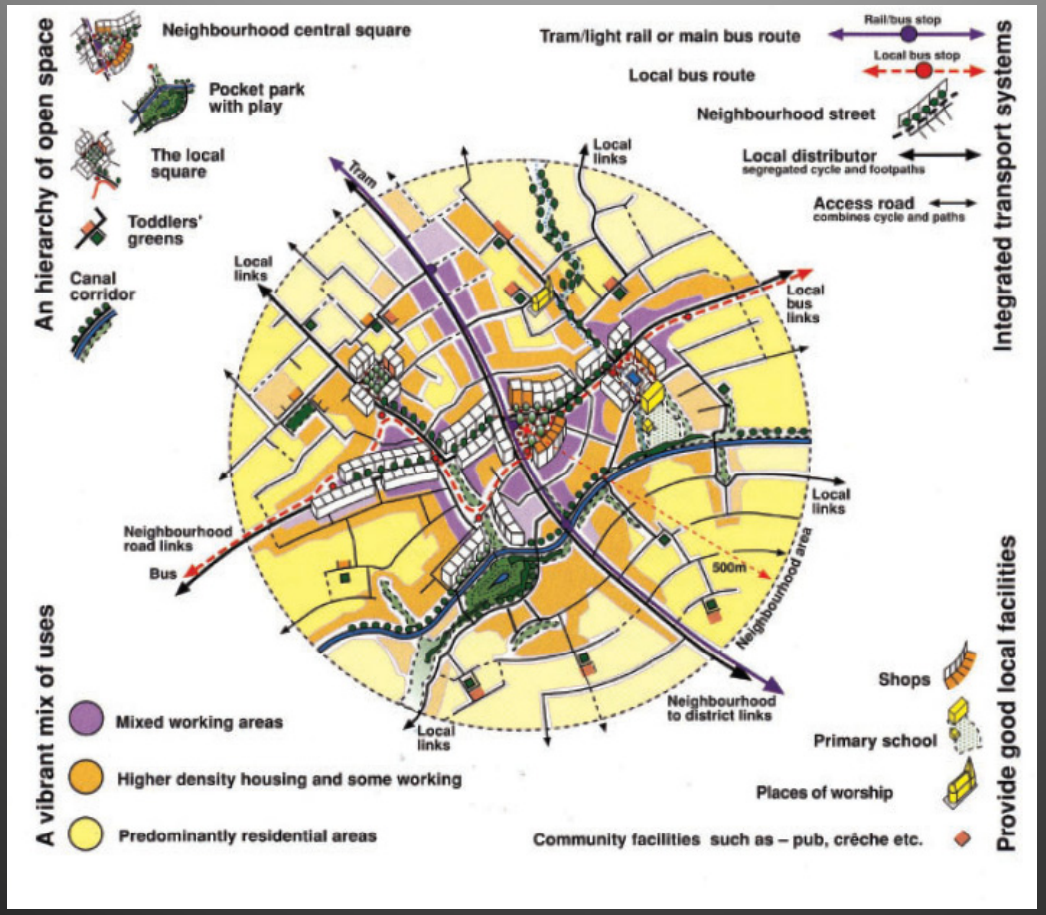
Sherford – GreenPrint "Excellent"

Transport: Walkable neighbourhoods



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Sherford – GreenPrint "Excellent"

Transport

- High Quality Public Transport service at the heart of the transport and movement strategy which will run down the main street linking the three neighborhood centres and proposed park and ride facility at deep lane to Plymouth City Centre.
- 100% of dwellings within 400 metres of a bus stop providing a regular service to a local centre
- Provision of a fibre optic network throughout the site as well as a community based interactive public and private services
- 20 mph design speed across much of the development
- Provision of a Car Club with central office facility with storage parking and customer collection / return, and smart card access system

Sherford – GreenPrint “Excellent”

Ecology

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Sherford – GreenPrint "Excellent"

Ecology

- 70 ha of new woodland as part of the 207 ha Community park
- Provision of wildlife corridors through the town from the west to the east and north to the south
- Extensive planting across the development of locally occurring native deciduous and evergreen trees and shrubs
- Lakes and double planting of hedgerows
- SUDS – swales, ponds, reedbeds

Business

- Identification and development of priority business sectors, including clusters of related activity, and other key business sectors of sub-regional importance
- Deliver an increase in jobs and local skills base, and training opportunities to help local workers upskill

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Sherford GreenPrint Rating

- Sherford achieved an "Exemplar" rating
- Overall score of 85%

Site: **Sherford, South Hams**

Assessor: **Stuart Blofeld** Date: **09/03/2007**

	Categories	Benchmarks achieved: Excellent	Very Good	Good	Not Met	Maximum possible score	Actual score achieved	%
1	CLIMATE CHANGE AND ENERGY	10	4	1	1	14.05	11.44	81%
2	SUSTAINABLE CONSTRUCTION	5	5	3	1	11.3	7.68	68%
3	COMMUNITY & SUSTAINABLE LIFESTYLES	6	0	0	1	6.4	5.40	84%
4	PLACEMAKING	10	4	1	0	13.2	11.54	87%
5	TRANSPORT	11	2	0	0	11.35	10.89	96%
6	ECOLOGY	6	1	0	0	5.65	5.44	96%
7	BUSINESS	2	2	0	0	3.85	3.30	86%
TOTAL SCORE		50	18	5	3	65.80	55.67	85%

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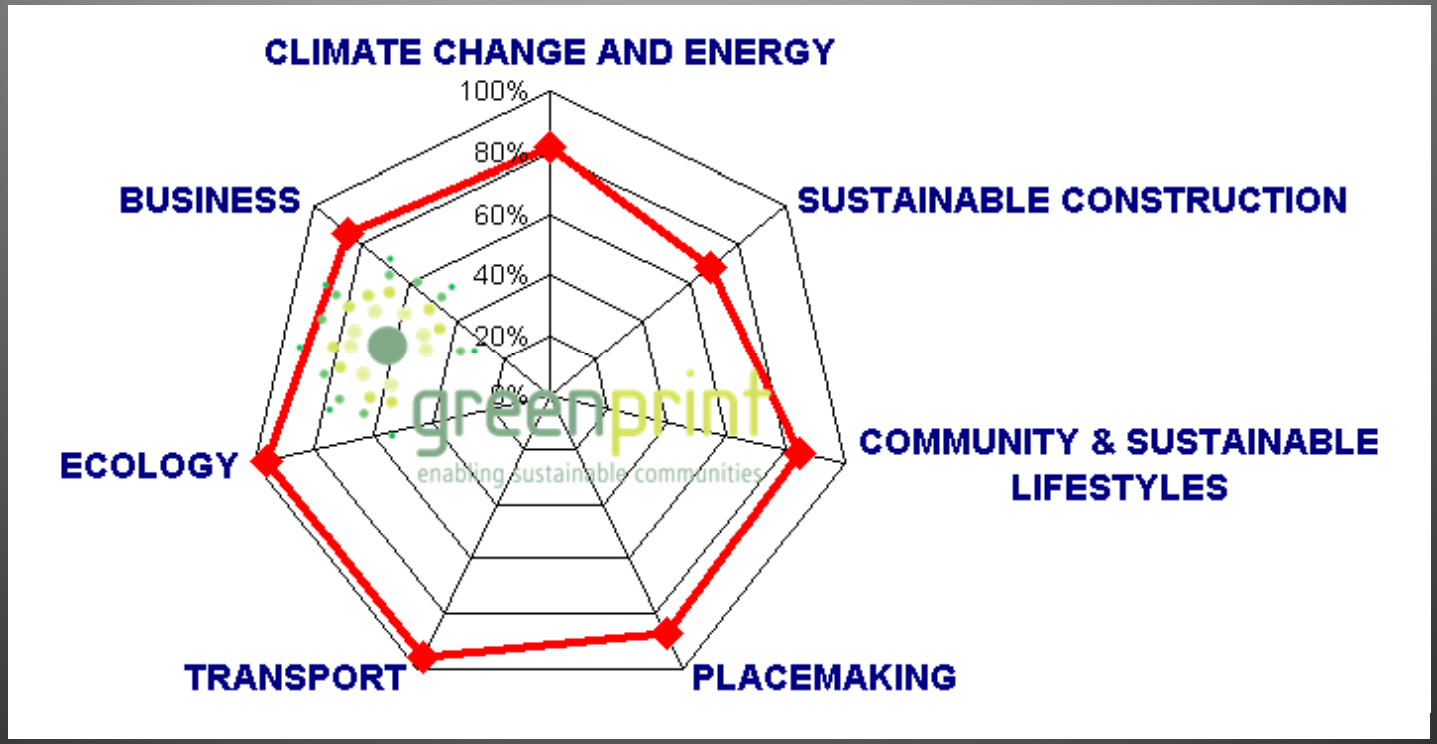
Sherford GreenPrint radar



BLOCK TYPES

D1

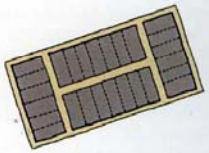
Parking Courtyard Communal

A Courtyard block is a perimeter block that has secure central courtyard(s) to accommodate parking shared between terraces, apartments or mews housing situated at the perimeter of the block.

D2

Parking Alley

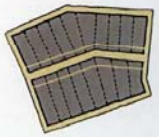
An Alley block is served by secure internal alley(s) that provide access to parking spaces, garages and back gardens of the individual residential plots within the block.



D3

Mews

A Mews block is served by an accessible mews street that is fronted by accommodation units with integral parking fronting onto the mews. Access to mews accommodation is mainly from the mews street side with possible access from the front unit side.



D4

Wrap-around

Wrap-around blocks are often required for civic, commercial, industrial buildings or sometimes large surface parking areas. Wrapping these larger units with smaller plots also ensures that rear elevations and servicing is not exposed to the street while also achieving active frontage to the later. Access to plots around the perimeter as well as servicing can be through an alley or exclusively from the front.

D5

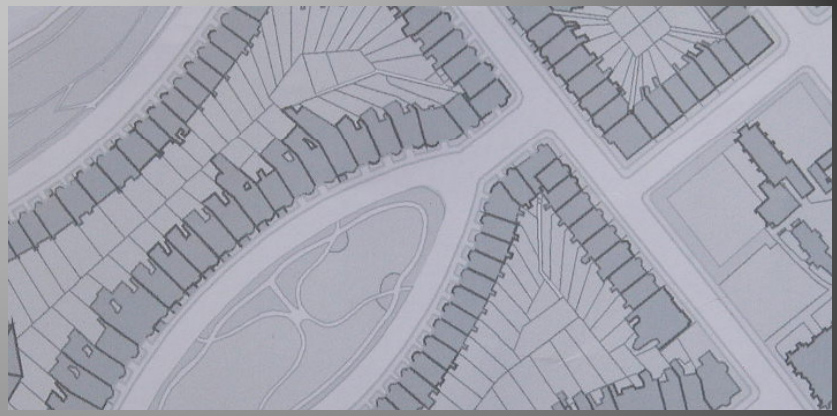
Greenway and Communal Garden

A Greenway block is most likely to appear in a sequence acting as a quieter and green wildlife corridor. They are an addition to the linear parks system, and contain a single heavily treed central space running the full length of the block. This space may have communal use but does not form individual garden spaces. The detail design will need to respond to the particular wildlife movement and habitat. The continuity of the greenway from block to block may allow for a single storey building framing the shorter edge of the greenway depending on the movement habits of the wildlife.

D6

Back to Back

A "Back to Back" Block is formed by an assemblage of plots the back edges of which meet each other in the middle of the block. On plot access is exclusively from the street.



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 region.

Adaptability

Buildings should be robust, adaptable and the basic structure should be built for a target lifespan of 300 years. Developers must demonstrate that they have contemplated conceivable future change of use in producing their first use design. Each house should demonstrate its flexibility to other residential uses and where buildings have other uses indicated by the land use plan, they must demonstrate how they can be converted to the other plan type/s specified. Mix use and apartment buildings should also demonstrate how they may be laterally converted within the building and, if required, through to adjacent buildings. This is particularly important on the high street where most change of use is likely. Developers should demonstrate that all commercial buildings are adaptable to a variety of internal plan configurations. Equally, office buildings must demonstrate their ability to be adapted to residential subdivision. All buildings should be designed based on plan types that have been proven to adapt well over time. These historical types should be carefully refined in both plan and elevation to incorporate new requirements of minimising energy consumption in the building and the changing climate.

Local Materials Developers at Sherford should look to source materials from within a 50 mile radius of the site, where reasonable; this will help to reduce the transport impacts of development and contribute significantly to the local economy. The target for sourcing local materials is 65% bulk materials by mass, from a distance no greater than 50 miles by road. All developers must be able to demonstrate efforts to achieve this target. A minimum of 35% must be achieved.

Bulk building materials will include 15% (as a percentage of the value of materials used) recycled content.

Materials used in the construction of roads and external hard surfaces must utilise at least 30% recycled content from local reclaimed or recycled sources within 50 miles by road.

All of these requirements may be modified with regard to:

- Availability
- Ethical production
- Lifespan
- Renewability of source materials
- Energy performance
- Practical or viable feasibility.

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 outside of the area

c. processed in the area but the source material is found either within or outside of the area

Local and Regional Vernacular

The South Hams and wider southwest regional towns have largely grown organically along local high streets and with more formal planning interventions in the Regency period.

This combination of organic and formal is the essence of these settlements and will be reflected in the Spatial Composition Cards that are then allocated to different streets and urban spaces that inform the Detailed Design Codes.

Developers must demonstrate that they have embraced the local and regional 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 mainly introduced via the use of coloured renders, which should be principally white but supplemented by the extensive use of soft creams, pinks, blues, ochres and grey (with the occasional bolder use of colour such as cobalt blue).

Lighting

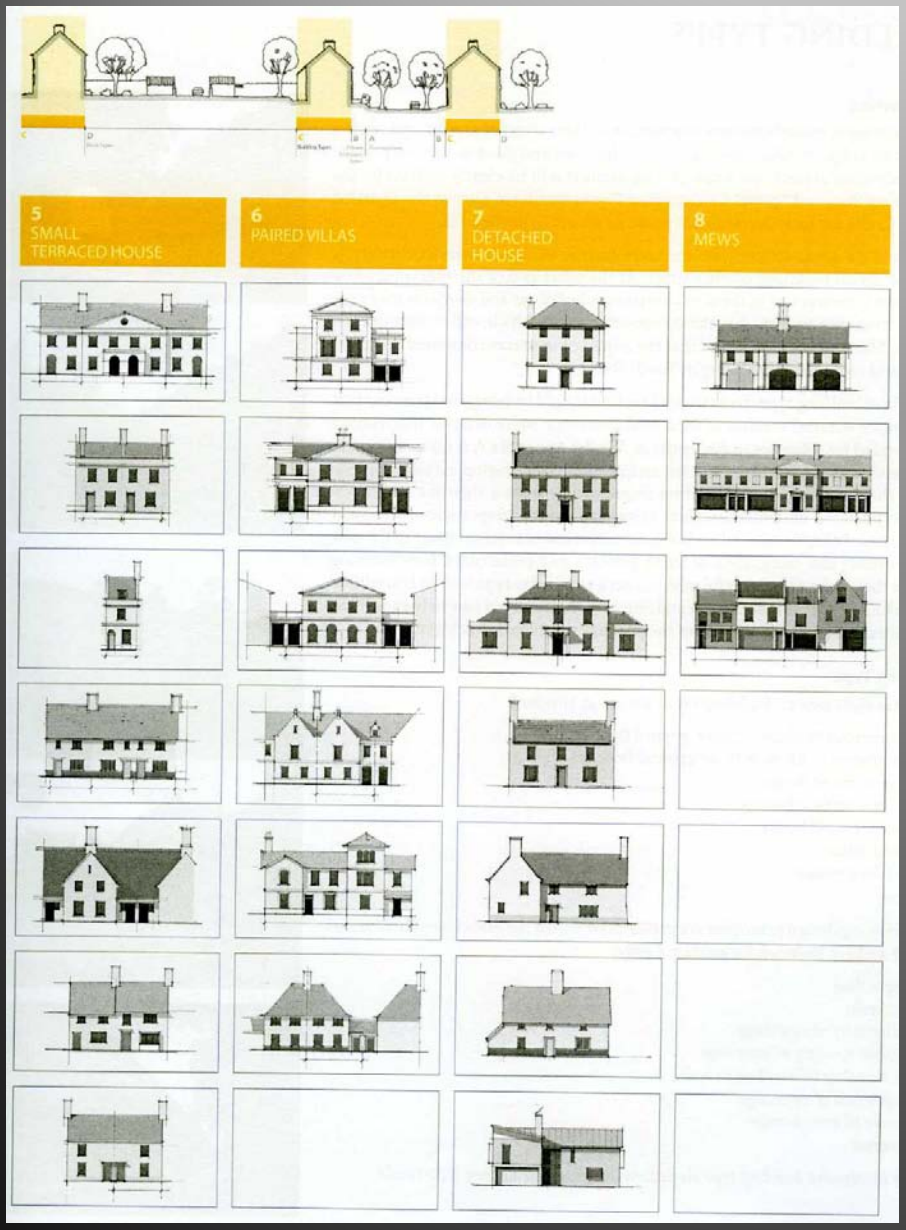
All lighting equipment will be Controlled via photoelectric cells. These will be programmed to switch on at 55 lux and off at 28 lux

The monitoring system will be capable of being used for

Part night switching

Dimming

Fault reporting



3. UNIFORMITY OF OPENINGS

Uniformly aligned openings are a characteristic of formal design.

CODE: *Openings should align both vertically and horizontally in a formally composed façade.*

Variation: *Smaller townhouses often show misalignments between ground and first floor windows (refer C4, C5) reflecting internal staircase/hall layouts.*

i) Formal
The windows align vertically and horizontally.

ii) Informal
The windows misalign.

iii) Formal variation
The door and ground floor window in this townhouse are misaligned from the windows above, due to the interior floor layout.

4. REGULAR SPACING OF OPENINGS

Regular spacing of openings is a characteristic of formal design, particularly in terraced architecture.

CODE: *Openings must be regularly spaced.*

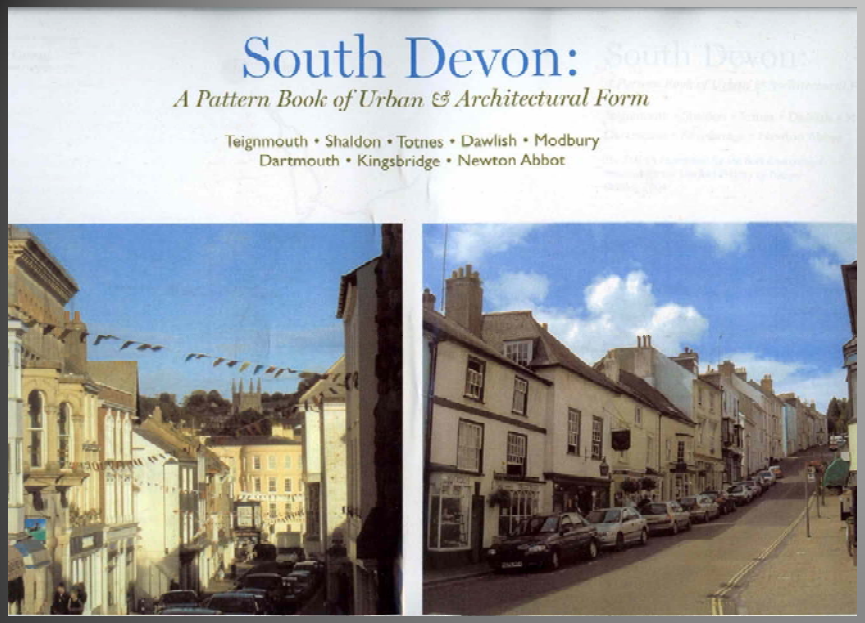
Variation: *For more complex façades (5 bay, 7 bay or more), the device of inflection or deflection can be adopted to emphasise the centre or the wings (refer to illustration).*

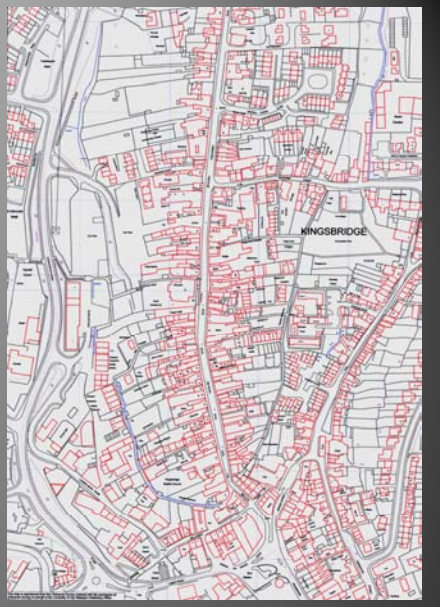
i) Regular openings
Regular openings on 3 bay terraced houses.

ii) Regular openings
The openings on this 5 bay façade are equally spaced.

iii) Variation: inflection
The centre is emphasised.

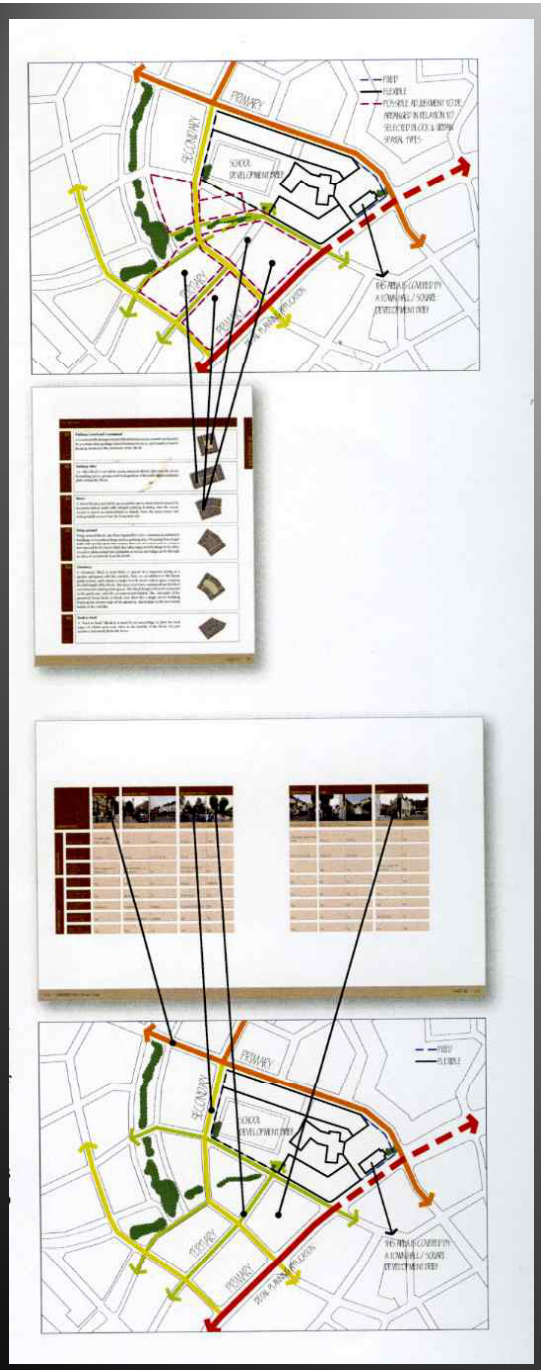
iv) Variation: deflection
The wings are emphasised.





"Beyond establishing the most elementary foundation for social provision, the idea of 'designing' communities remains elusive. Instead there has been a shift to the idea of place and placemaking, which skirts the problem of dimensions and focuses instead on the idea of identity."

Alexander Cuthbert. The Form of Cities: Political Economy and Urban Design



Regulating Plans

(Name) Crescent M15.11

Uniform character and composition. Uniform vertical rhythm of openings and trees Continuous first floor balconies Uniform colour.

Type	Specification	Relationship
Part II A	A15.1	Uniform
Part II B	B4	Uniform/regular
Part II C	C3.2	Uniform/regular
Part II D	D3	Regular
Elements		
Materials	Stucco - painted	Regular
Windows	6 over 6 - 2 over 2	Regular
Colour	White CP 2.3, 2.4	Uniform
Gradient Response	Flat	Uniform
Boundary Treatment	1.1 spear headed c.i. railings	Uniform
Balconies	c.i. decorative, leaded roof	Uniform/regular
Other elements Door	Hardwood 6 panel CP 6 - 9	Variable

NOTES: 1st floor balconies not necessary on south side of street where rear south facing conservatories may be employed as option

(Name) Street M3.14

Similar double fronted. Prominent porches. Variety of colour from similar colour hue. Prominent palms in gardens.

Type	Specification	Relationship
Part II A	A3.1	Uniform
Part II B	B2	Regular
Part II C	C4.2	Regular
Part II D	D12	Regular
Elements		
Materials	Stucco - painted	Regular
Windows	6 over 6 - 2 over 2	Regular
Colour	Colours CP 4 - 7	Variable
Gradient Response	Slope taken up by each house	Regular
Boundary Treatment	Stonewall with hedge	Regular
Porch	Timber Painted	Regular/Variable
Other elements		

NOTES: Subtle variant in porch detailing and palms in garden is important

Samples of spatial composition card

Street Composition Cards

Sherford Phase one . SW neighbourhood


SHERFORD PHASE ONE
MASTERPLAN DRAFT 4
1:1000 @ A1
22ND FEBRUARY 2010
Paul Murrain.

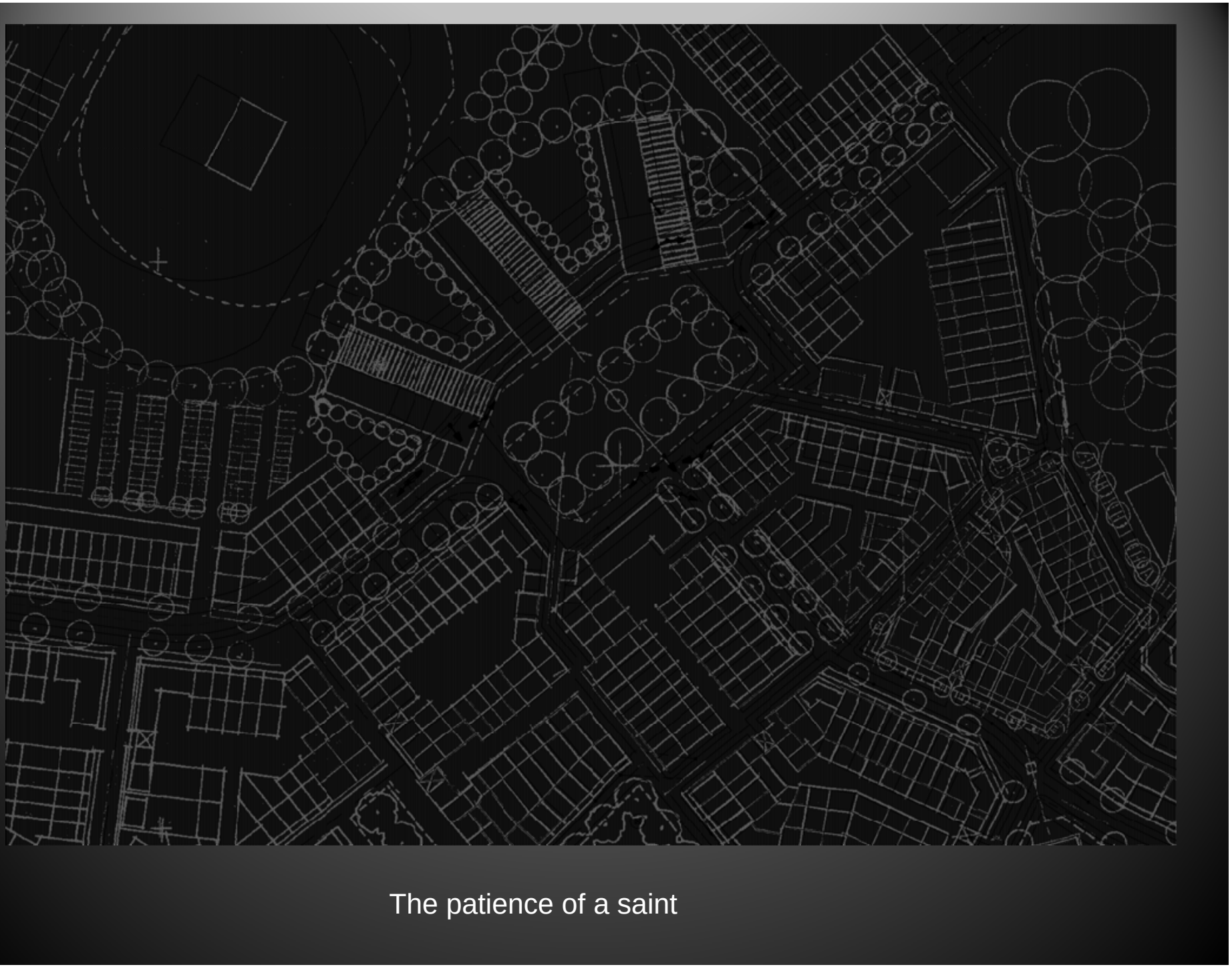
Dominant and Sub-Dominant Squares

Dominant Square
Bldg Face to Bldg Face
76m x 54 m

Sub Dominant Square
75m x 42m

Montpelier Square
75x 55m


SHERFORD PHASE ONE
MASTERPLAN DRAFT 5
1:1000 @ A1
3RD MARCH 2010



The patience of a saint


PUB
YOUTH CENTRE
SHERFORD PHASE ONE
MASTERPLAN DRAFT 4
1:1000 @ A1
22ND FEBRUARY 2010
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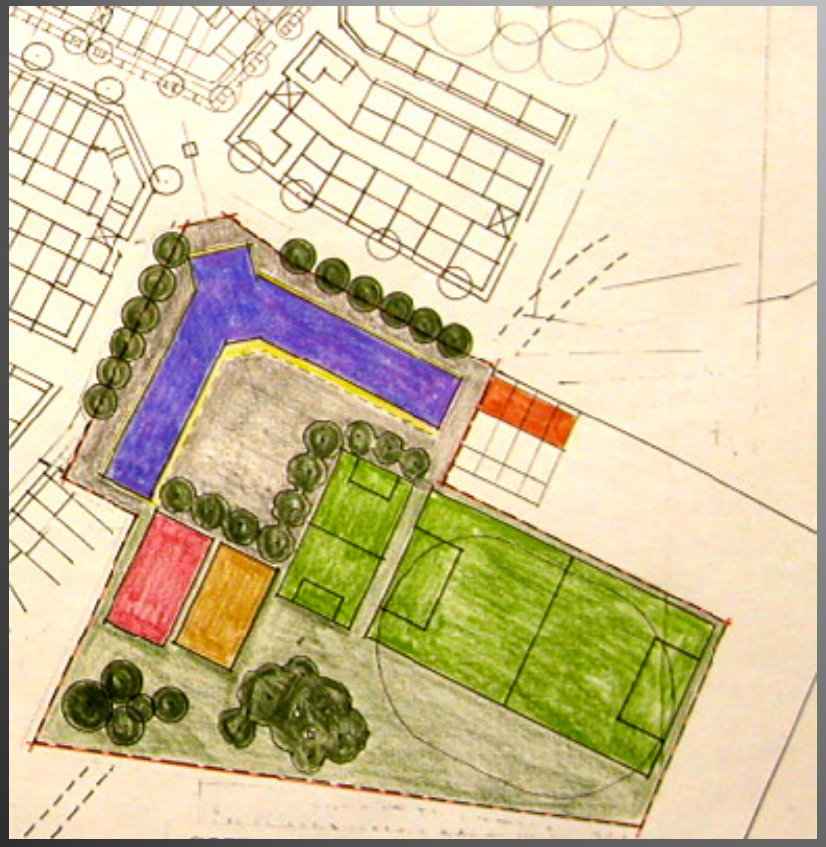
0
20
50
100 METRES

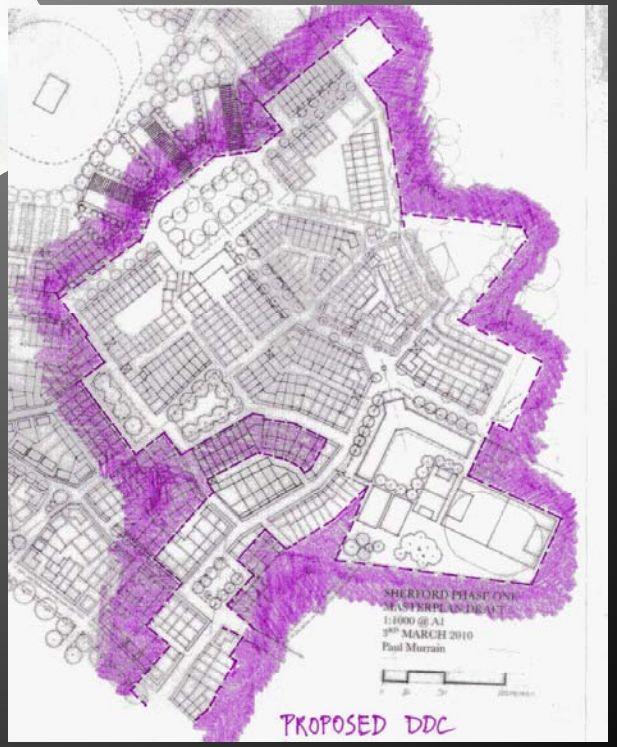
Double Fronted Terraces

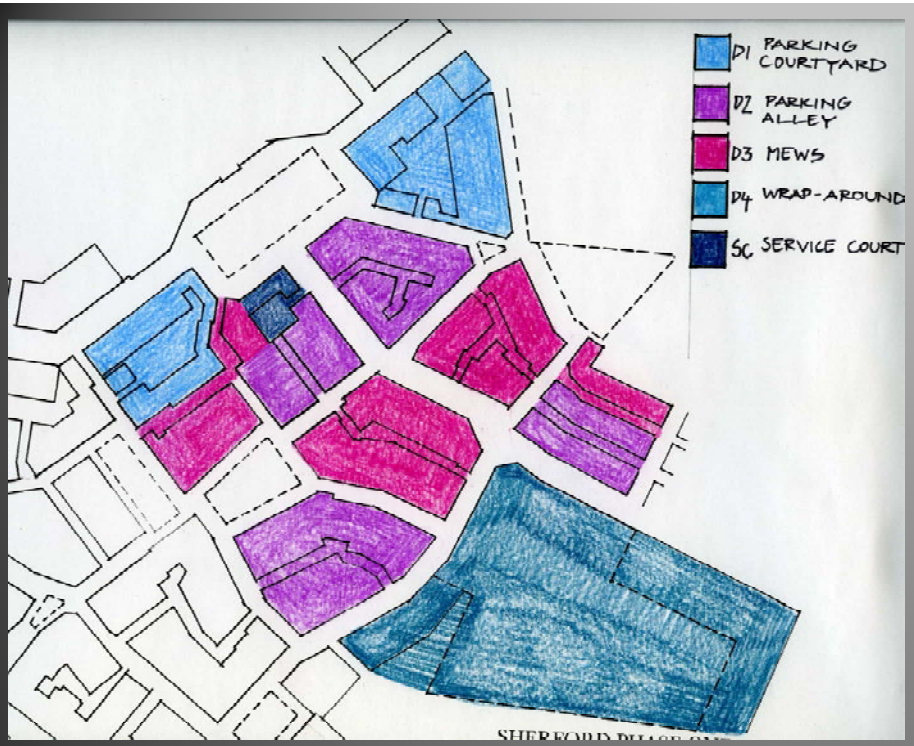



9
1
10
5
2


BUILDING HEIGHTS.
3 STOREY MINIMUM.
2.5 STOREY MINIMUM.
2 STOREY MINIMUM.


SHERFORD PHASE ONE
MASTERPLAN DRAFT 4
1:1000 @ A1
22ND FEBRUARY 2010
Paul Murrain.


SHERFORD PHASE ONE
MASTERPLAN DRAFT
1:1000 @ A1
3RD MARCH 2010
Paul Murrain
PROPOSED DDC



Phase one DDC area

REGULATING PLAN
BLOCK TYPES

REGULATING PLAN
GREEN SPACE