

**Broadmoor Farm,  
West Saltash**

Pattern Book

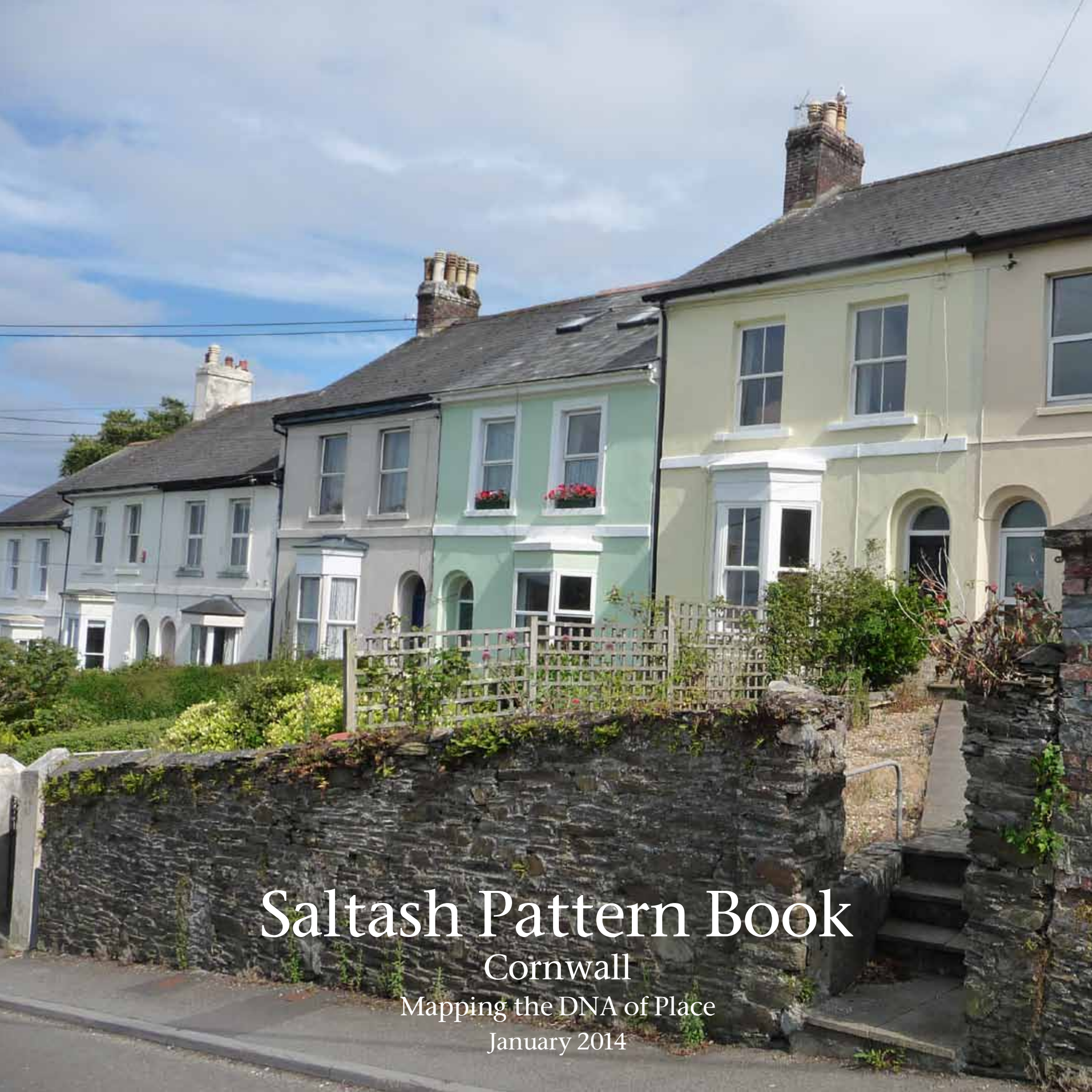
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COMMERCIAL ESTATES GROUP

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# Saltash Pattern Book

Cornwall

Mapping the DNA of Place

January 2014

COMMERCIAL ESTATES GROUP

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# Saltash PATTERN BOOK

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Illustrative view of Victoria Gardens, Saltash





I would like to thank you for taking the time to review this document which we view as a valuable opportunity to demonstrate our current ideas for the West Saltash design process through the production of a Pattern Book which endeavours to investigate what makes Saltash, Trematon and St Germans such unique and special places to live.

At this stage in the design process we would like to simply try and understand the rich landscape, townscape and architectural heritage of Saltash and its surrounding rural villages, using the Pattern Book as a framework that roots any future design response in the uniqueness of place.

# Vision

# Introduction

The Pattern Book endeavours to understand the townscape "DNA of Saltash", what makes it unique and such a great place to live.

A Pattern Book is an inventory of urban and architectural forms that identify the characteristics or 'DNA' of a place. Pattern Books demonstrate a whole set of urban and architectural patterns that impact on townscape.

They seek to characterise key components of the settlement in relation to the:

- wider scale and character of a town
- configuration of streets
- block structures
- building types and densities
- architecture and details of its buildings

Pattern Book studies provide a framework for subsequent planning and design processes. The Pattern Book analyses the macro townwide patterns down to the materials and architectural details that make a place distinctive.

A key point is that the Pattern Book should assist in informing the character areas of the masterplan without being overly prescriptive. The masterplan for West Saltash and its architecture should evolve from the research in the Pattern Book to make a place that is unique to this location and responds to contemporary issues such as sustainability and community consultation.



Figure ground plan of Saltash



Brookdown Terrace steps down towards open landscape, Saltash



The National Planning Policy Framework (2012) supports this position and states in Paragraph 58 that developments should:

*"Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation" and:*

*"Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit".*

Further, the Cornwall Design Guide (2013) supports the creation of:

*"development that follows a thorough and investigative design process ... (and) ... respects and sits well in its local context"(page 7)*

And goes on to state that:

*"The design of all new developments within Cornwall should demonstrate a thorough understanding of the site and its wider context"(page 12).*

In endeavouring to understand the identity of Saltash we feel that it is important for this townscape research to examine a cross-section of neighbourhoods illustrating the evolution of Saltash from its origins as a town to the present, not just the historic neighbourhoods around the core of the town. Therefore, we have also included in our study more recent neighbourhoods to the west of the historic core such as Pillmere, a recent urban extension.

It is important to note that this research is a sample and by no means exhaustive as Saltash and its surrounding villages offer such a wealth and depth of townscape, landscape and architectural variety. Therefore, our sample areas of study in this Pattern Book include:

#### URBAN CHARACTER AREAS - SALTASH

- Historic Core
- Western Suburban Edge
- Pillmere Urban Extension

#### RURAL CHARACTER AREAS

- Trematon Village
- Carkeel
- St Germans Village

## Methodology & Design Process

In undertaking a townscape analysis for the Saltash Pattern Book, we have followed a methodology, as set out below. We reviewed a series of historic plans, maps, and aerial views. Further we went as a team on a series of site visits over several days conducting extensive photographic analysis of the neighbourhoods and character areas within both Saltash and the surrounding villages.

We presented our initial findings at the Cornwall Design Review Panel meeting in September 2013, gaining valuable feedback on proposals and direction.

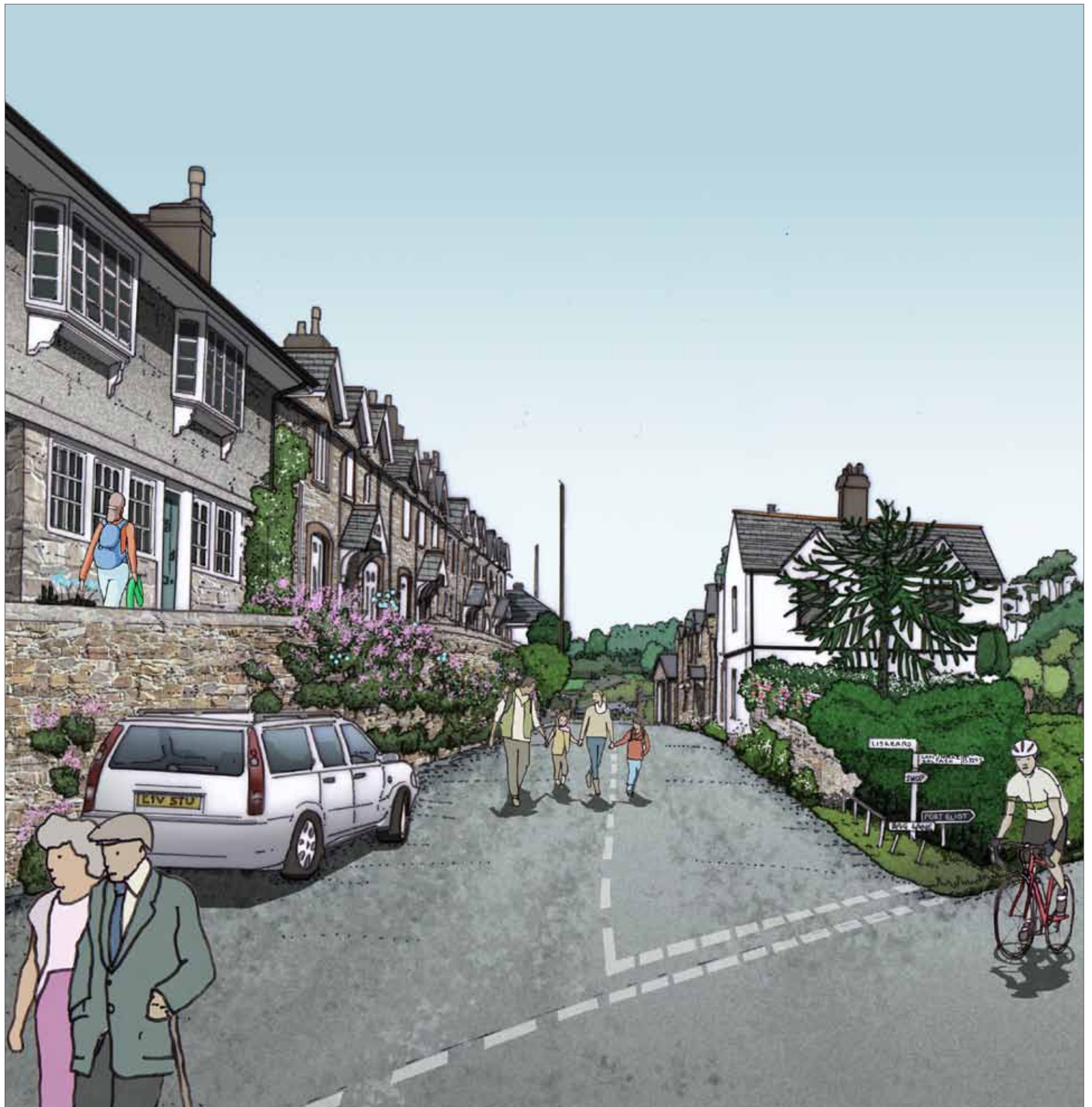
Background research was also undertaken involving a desk-top study with the following key documents:

- Cornwall Design Guide (2013)
- Cornwall and Isles of Scilly Landscape Character Study (2008)
- Cornwall and Isles of Scilly Urban Survey - Saltash (2005)
- Explorer Map 108 - Lower Tamar Valley & Plymouth (Ordinance Survey)

## Saltash - Background

Situated on the west bank of the River Tamar opposite Plymouth, Saltash developed initially as a ferry crossing before the main body of the town was laid out as a planted borough. The town thrived under its joint economics, based on the market and the river, and became a popular place to live.

The town is still an important local shopping centre and service provider for the surrounding agricultural hinterland. Its good communications have resulted in a large number of people choosing to live in Saltash, but to commute to Plymouth. Source: Cornwall and Isles of Scilly Urban Survey (2005).



Illustrative view of Bag Lane from Church Street, St Germans

# Historic Development









Saltash initially developed around the ferry crossing in the area now known as Tamar Street.

The de Valletort family in the 12<sup>th</sup> Century laid out a borough of over a hundred plots, based around a market on the first piece of flat land above the river. The market thrived, due to its excellent communications, and the settlement also held a fair.

In the mid-19<sup>th</sup> Century it was chosen as a site for the rail crossing and this brought increased wealth to the town. Many of its inhabitants began to commute to Plymouth and the town grew enormously to cater for the sharp rise in population.

In the 1950's the town again was chosen as the site for the road bridge and the rise in population as a result of its good transport links continues. Source: Cornwall and Isles of Scilly Urban Survey (2005).

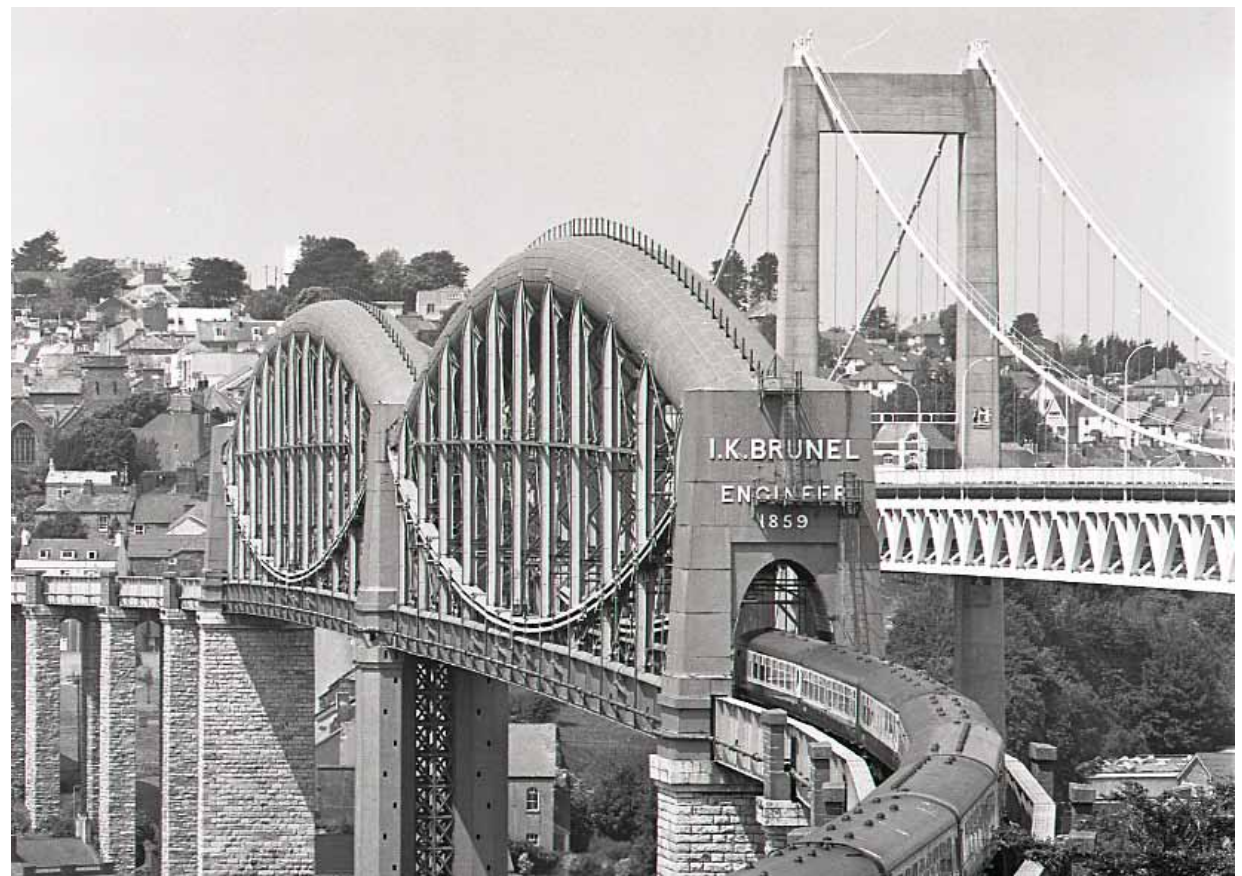
## LEGEND

	Primary Study Area (1907 Urban Extent)
	Medieval
	Growth by 1809
	c1809 - c1840
	c1858 - c1880
	c1880 - c1907
	c1907 - c1930
	Modern Development

## Historic Settlement Character

Saltash's history and geographical location have created a town with a strong, locally distinctive character. Major elements include:

- A striking natural setting including dramatic hill slopes and attractive river views
- The railway and road bridges
- The Waterside area
- Surviving medieval street patterns and areas of good quality historic street surfacing
- Elegant and carefully planned suburban streets
- Areas of historic open space within the urban setting



Historic Royal Albert Railway Bridge (1859) looking west towards Saltash



Mapping Saltash's urban evolution since the medieval period (Source: Cornwall & Scilly Urban Survey, 2005)

# Local Precedent: Home Park Road, Saltash





(A) The River Tamar

(B) Narrow, sloped residential street leads down to the River Tamar

(C) Dwellings step down along and across the street responding to the local topographical challenges

(D) Front gardens soften the streetscape and allow buildings to breathe

(E) Localised views to the River Tamar and beyond to Devon

(F) Facades are rendered and painted in pastel colours along the length of Home Park Road showing a vernacular typology typical of Saltash

# Character Areas

The study of Character Areas in Saltash and the surrounding rural villages can assist in informing the future masterplanning of the West Saltash site.

Three urban areas within Saltash were examined to provide a cross-section of the evolution of the town from the historic core, to present day urban extensions.

Areas studied include the historic core including a section of planned 19<sup>th</sup> Century extensions, mid-late 20<sup>th</sup> Century suburban expansion to the west of the historic core, and a recent urban extension of Pillmere influenced by Planning Policy Statement Three (now superseded by the NPPF) policy density requirements.

Two surrounding rural villages in close proximity to Saltash, Trematon and St Germans, were examined in greater detail due to their excellent potential to act as precedents for lower density development.

Other surrounding villages, including Carkeel, Hatt, and Landrake were also studied and photographed.



Looking up Church Street, St Germans



CARKEEL  
CHARACTER AREA

ST GERMANS  
CHARACTER AREA

TREMATON  
CHARACTER AREA

ST GERMANS

TREMATON

PILLMERE URBAN EXTENSION  
CHARACTER AREA

2.3 MILES WEST  
TREMATON  
CHARACTER AREA

RIVER TAMAR

WESTERN SUBURBAN EDGE  
CHARACTER AREA

SALTASH: VICTORIA GARDENS  
CHARACTER AREA

VICTORIA GARDENS

SALTASH TOWN  
CENTRE

SALTASH RAILWAY  
STATION

8 MILES WEST  
ST GERMANS  
CHARACTER AREA

SALTASH SOUTH  
CHARACTER AREA



Figure ground plan, Saltash





Formal villas front onto Lower Port View, Saltash



# Saltash Character Areas

The character area selected in the Historic Town Centre of Saltash includes areas of planned perimeter blocks and villas from the 19th and early 20th centuries.

## Saltash Historic Core : Block Structure

This character area exhibits a formal, planned block structure with a range of both elongated and irregular perimeter blocks.







Variety in the urban grain from Fore Street to Lower Port View ensures a varied and robust urban structure, creating a walkable neighbourhood accommodating a range of housing types and strong social sustainability.

Tighter grain built form with the perimeter blocks adjacent to Fore Street at the top of the natural ridge comprising of rows of terraces and semi-detached villas give way to larger detached and semi-detached villas set in significant plots of private open space fronting onto Lower Port View with commanding views of the water.

A deformed grid structure of streets and alleys provides excellent permeability for both pedestrians and vehicles with a variety of route choices.

With the exception of Victoria Gardens, there is very little public open space in this character area.

### Legend

-  Residential Block
-  Public Open Space
-  Private Open Space
-  Key Building
-  Strong Deflection
-  Pedestrianised Block Link



Victoria Road looking east towards the River Tamar



Block structure plan, South Saltash

# Saltash Historic Core : Density Study

The Historic Core exhibits a density range from 7 dwellings per hectare (DPH) to 53 DPH with terrace, semi-detached, detached and perimeter block typologies.


As the settlement pattern steps down from Fore Street to Lower Port View, densities drop considerably. Blocks B2 and B6 located closer to the High Street have higher urban densities of 41 and 53 DPH respectively.

Development positioned between Essa Road and Higher Port View has a lower density of 20 DPH and acts as a transitional block from the tighter grain development on the high point of the ridge to the looser grain villas set in private gardens fronting onto Lower Port Road.

Blocks B3 and B4 located between Higher Port View and Lower Port View exhibit very low densities of 7 DPH and 9 DPH respectively, due to their generous private open space set in large plots.

This sensitive calibration of typology and density from the High Street Core stepping down from the natural ridge towards the water provides a good precedent for accommodating a range of typologies over an undulating topography.

## Legend

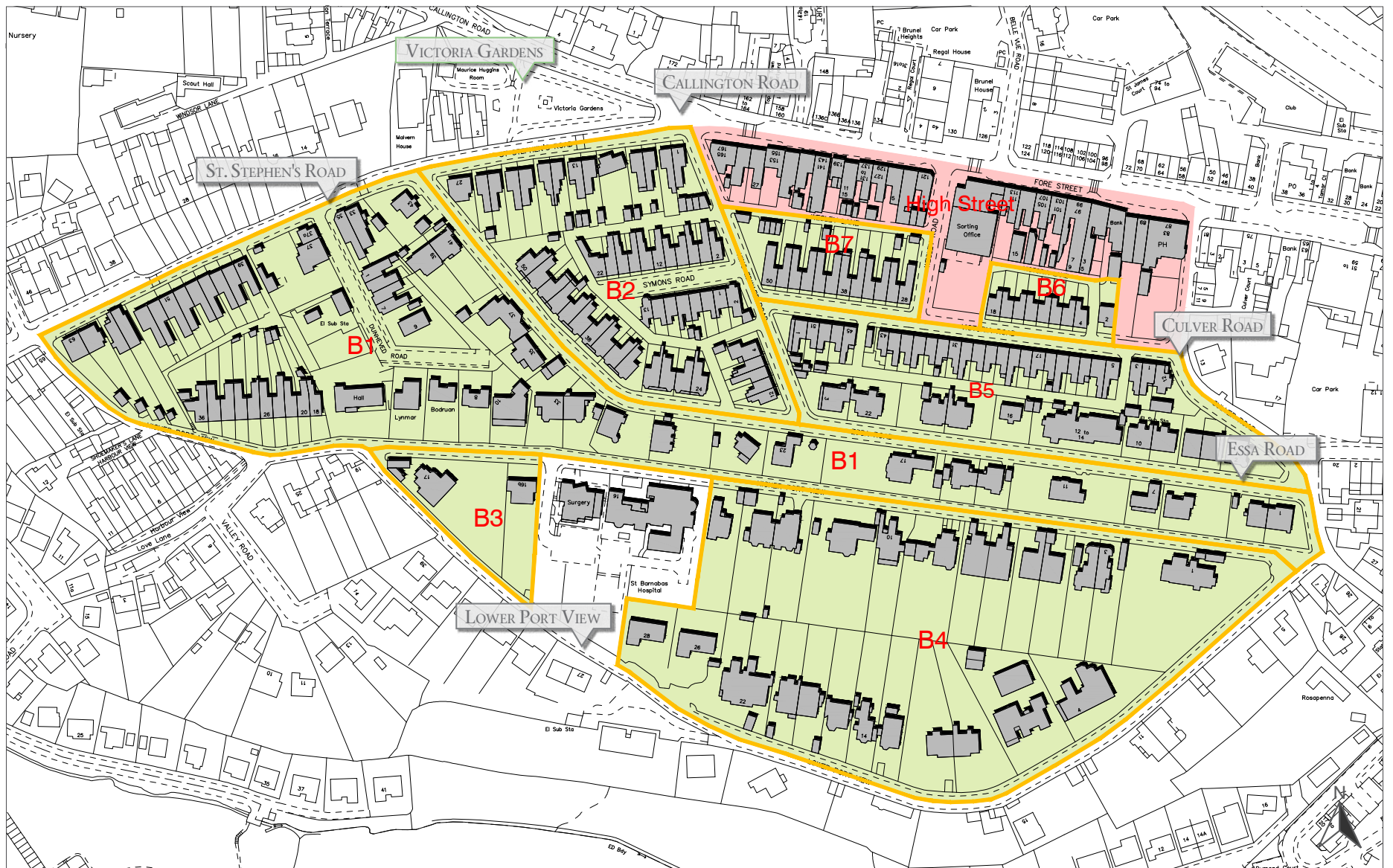
-  Building Footprint
-  Block Area Boundary
-  Public Open Space
-  Private Open Space
-  Area Excluded from Calculations

## Density Study Area : South Saltash

Area	Ha	No. of Dwellings	Area of Built Form	Area of Private Open Space (Ha)	Ratio - Built Form / Block Area (%)	Density (Units/Ha)
B1	2.905	58	0.6233	2.282	21	20
B2	1.256	51	0.4217	0.834	34	41
B3	0.285	2	0.0351	0.250	12	7
B4	2.701	25	0.4832	2.218	18	9
B5	1.100	42	0.3468	0.753	32	38
B6	0.169	9	0.0501	0.119	30	53
B7	0.330	12	0.1088	0.221	33	36
Total Area	8.745	199	2.0690	6.676	24	23



Figure ground plan and building typologies



Density study area, South Saltash

## Saltash Historic Core : Legibility

The Legibility Study Area is focused on Victoria Gardens, an important gateway space that leads into the centre of Saltash. Bounded by Callington Road and St. Stephen's Road, this Y-shaped public open space exhibits a strong urban formality.

Both the landmark Monkey Puzzle Tree and the Symons Monument act as focal points set within central positions within the gardens.

Positive enclosure of Victoria Gardens is achieved with surrounding buildings orienting public fronts onto the open space, aiding in natural surveillance and safety. Architecture from different historic periods relates well to each other across the space.

Victoria Gardens also has strong links to larger adjacent formal recreation. A robust pattern of urban form surrounds and encloses Victoria Gardens. This urban form has a range of plot sizes and shapes, clearly defined public fronts and private backs and is highly adaptable over time to changing environments.

This type of formal open space, with human scaled building fronting onto and enclosing it, is a strong precedent for gateway spaces within new urban development in Saltash.

### Legend

-  Vehicular Routes
-  Plot Edge
-  Building Frontages
-  Building Rears
-  Access/ Country Lane
-  Public Right of Way
-  Focal Tree Cluster
-  Woodland Tree Cluster
-  Courtyard Cluster
-  Food Production
-  Key View Line
-  Landmark/ Civic Building
-  Agricultural Use
-  Private Open Space
-  Historic Gateway
-  Pedestrian Path



View from Victoria Gardens toward buildings running along Callington Road, Saltash



PUBLIC OPEN SPACE  
LONGSTONE PARK

BOWLING GREEN  
38M X 38M

CALLINGTON ROAD

SALTASH WESLEY  
METHODIST CHURCH

MAURICE HIGGINS  
ROOM

PUBLIC OPEN SPACE  
'VICTORIA GARDENS'

MONUMENT

DEEP PLOTS

DEEP SETBACKS

ST. STEPHEN'S ROAD

KING EDWARD ROAD

Legibility plan, Victoria Gardens, Callington Road, Saltash







Selected views of Victoria Gardens, Saltash

# Local Precedent: Victoria Gardens, Saltash



- Ⓐ Human scale vernacular architecture lines the adjacent streets overlooking Victoria Gardens
- Ⓑ 'Keyhole Bed' planted by Saltash Environmental Action members and locals in 2012 as part of the Incredible Edible Saltash project
- Ⓒ Originally planted 'Monkey Puzzle' landmark tree
- Ⓓ Ample paths, access points and seating support the usability of this public open space
- Ⓔ The Symons Monument in Victoria Gardens commemorates Major William Penn Symons achievements in battle (the Boer War, 1899)
- Ⓕ Maurice Huggins Room (named after a former Mayor)

The suburban neighbourhood located between New Road in the north and Callington Road in the south comprises of primarily lower density detached and semi-detached dwellings built in the mid to late 20<sup>th</sup> Century.

## Western Suburban Edge : Block Structure







The block structure of this character area is planned and organic with streets generally following the topography, allowing many properties views of the water.

This character area has an undulating grid of streets with some cul-de-sacs and is not as permeable as the deformed grid of streets and blocks in the Historic Core study area.

Generally, the urban structure in this character area is comprised of longer elongated perimeter blocks consisting of lower density detached and semi-detached properties.

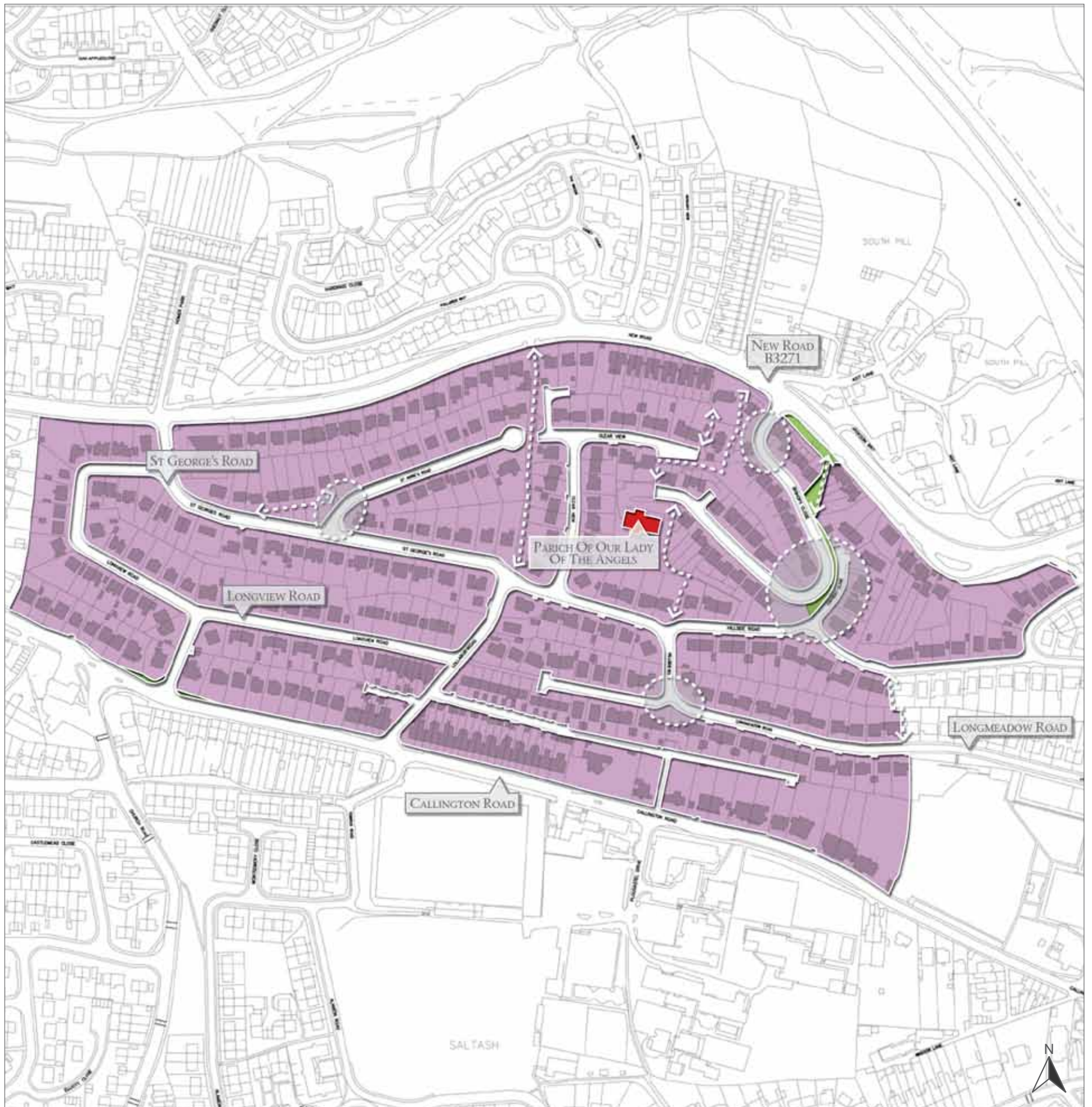
While Longstone Park located to the east of the character area provides a large recreation ground, few if any smaller formal greens, squares or children's play areas are found within the urban block structure.

### Legend

-  Residential Block
-  Public Open Space
-  Private Open Space
-  Key Building
-  Strong Deflection
-  Pedestrianised Block Link



View from Hillside Road looking east towards the River Tamar



Block structure plan, Western Suburban Edge

## Western Suburban Edge : Density Study

This density study area exhibits a range from 18 DPH to 25 DPH with an average density of 22 DPH. This settlement pattern and density is consistent with much of the post-war suburban development in the UK.

The building typologies in this character area consist of some historic terraces on Callington Road and New Road but the vast majority of the housing typologies consist of detached and semi-detached houses and bungalows.

Where as in the Historic Core of Saltash the density range is much more varied in both plot size and the amount of open space, this character area exhibits consistently similar plot sizes and typologies throughout, creating less variety, choice and complexity.

Generally, densities are lower in this character area due to the predominance of detached houses and bungalows set on larger plots with larger private back gardens.

Legend	
	Building Footprint
	Block Area Boundary
	Public Open Space
	Private Open Space
	Area Excluded from Calculations

Density Study Area : Western Suburban Edge						
Area	Ha	No. of Dwellings	Area of Built Form	Area of Private Open Space (Ha)	Ratio - Built Form / Block Area (%)	Density (Units/Ha)
B1	1.395	25	0.2457	1.149	18	18
B2	1.269	32	0.2780	0.991	22	25
B3	2.971	63	0.6361	2.335	21	21
B4	1.114	24	0.2214	0.893	20	22
B5	0.818	17	0.1763	0.642	22	21
B6	2.181	40	0.3596	1.821	16	18
B7	2.473	52	0.4226	2.050	17	21
B8	3.503	83	0.6568	2.846	19	24
B9	1.637	38	0.2870	1.350	18	23
Total Area	17.361	374	3.2835	14.077	19	22



Figure ground plan and building typologies



Density study area, Western Suburban Edge

The urban extension of Pillmere is located to the west of the historic core. Bounded by the A38 to the north, the Callington Road to the west and South Pill to the south-east, this is the most recently built large scale urban extension in Saltash.

## Pillmere Urban Extension : Block Structure

The block structure analysis of the Pillmere urban extension indicates a spine road that loops around the development, connecting to a series of cul-de-sacs and courtyards. The blocks themselves are irregular in shape giving a sense of an informal settlement pattern when integrated with formal and informal landscape structure.

The development structure indicates significant sections of both formal and informal open space positioned both around the southern perimeter of the development edge but also weaving its way through the internal structure of the development.







While the quantity and permeability of the open space is commendable, there are issues with the orientation of buildings adjacent to the open space, which often back onto internal greenways, raising issues of surveillance and safety.

This is also sometimes the case with the road hierarchy where buildings back onto the

spine route, fronting internally to parking courts. Permeability with the road hierarchy is weakened by the over-use of cul-de-sacs in this

urban extension and key lessons can be learnt here for any new urban extensions in Saltash.

### Legend

-  Residential Block
-  Public Open Space
-  Private Open Space
-  Key Building
-  Strong Deflection
-  Pedestrianised Block Link



A courtyard of apartments and terraces, Pillmere, Saltash



Block structure plan, Pillmere, Saltash



# Pillmere Urban Extension : Density Study

The Pillmere urban extension has a wide density range with urban blocks from 23 DPH up to a maximum of 68 DPH in blocks with flats.

The net average density of 38 DPH (which excludes structural sections of open space) is consistent with development following the Annex B of Planning Policy Statement Three, planning policy relating to density under the previous government.

This density range ensures a mixture of housing typologies including courtyard blocks, perimeter blocks, terraces, semi-detached and detached houses. This mixture of housing typologies provides a positive indication of social sustainability, as a variety of housing types allows for range and choice.

Legend	
	Building Footprint
	Block Area Boundary
	Public Open Space
	Private Open Space
	Area Excluded from Calculations

## Density Study Area : Pillmere Urban Extension

Area	Ha	No. of Dwellings	Area of Built Form	Area of Private Open Space (Ha)	Ratio - Built Form / Block Area (%)	Density (Units/Ha)
B1	0.575	20	0.1048	0.470	18	35
B2	0.729	36	0.1570	0.572	22	49
B3	0.780	26	0.1220	0.658	16	33
B4	0.689	21	0.1474	0.541	21	30
B5	0.593	32	0.1298	0.463	22	54
B6	0.777	32	0.1753	0.602	23	41
B7	0.805	35	0.1642	0.641	20	43
B8	0.958	65	0.2522	0.706	26	68
B9	0.399	9	0.0657	0.3336	16	23
B10	1.726	76	0.3812	1.3446	22	44
B11	0.590	16	0.1228	0.4668	21	27
B12	0.653	19	0.1301	0.5229	20	29
B13	0.559	15	0.1203	0.4386	22	27
B14	0.630	15	0.1148	0.5149	18	24
B15	1.519	53	0.3150	1.2043	21	35
B16	1.219	34	0.2050	1.0135	17	28
B17	0.401	13	0.0561	0.345	14	32
B18	1.009	32	0.1672	0.8415	17	32
B19	0.560	21	0.1221	0.4375	22	38
Total Area	15.169	570	3.0530	12.116	20	38

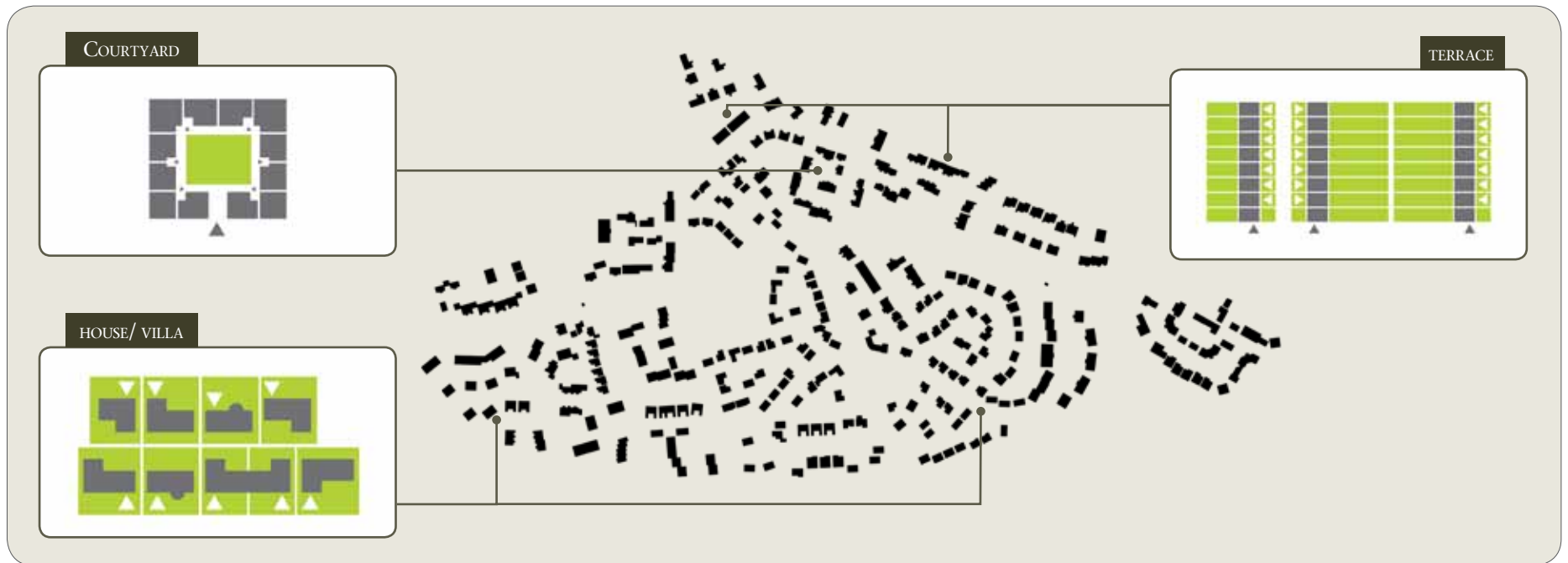


Figure ground plan and building typologies



Density study area, Pillmere, Saltash

## Pillmere Urban Extension : Legibility

The Legibility Plan illustrates an organic development pattern with a generous quantity of public open space. However, there are mixed results in this scheme with regard to the quality and edge articulation of the public open space in a number of key areas.

A particular issue is with the orientation of buildings adjacent to public open spaces and linear greenways. The Legibility Plan has highlighted the building fronts in red and the building backs in blue to provide an understanding of orientation.

This exercise clearly illustrates that the delineation of public fronts and private backs is often confused, particularly adjacent to public linear greenways, creating safety concerns due to the lack of natural surveillance.

A key lesson with the Pillmere case study is that new settlements should clearly delineate front and back orientation adjacent to public open spaces, whether formal or informal in character, to ensure safety and properly defined edges through natural surveillance.

Another issue with the Pillmere development is the calibration from the public street to the private open space at the front of dwellings. There is often a very small strip of private open space in front of dwellings which is minimal and would have been more effective had it been either larger in size or depth or had the building been oriented right to the curb.

A positive aspect of the Pillmere layout is the quality and distribution of children's play as indicated on the plan opposite.

### Legend

-  Vehicular Routes
-  Plot Edge
-  Building Frontages
-  Building Rears
-  Cul-De-Sac
-  Public Right of Way
-  Focal Tree Cluster
-  Woodland Tree Cluster
-  Courtyard Cluster
-  Food Production
-  Key View Line
-  Landmark/ Civic Building
-  Agricultural Use
-  Private Open Space
-  Historic Gateway
-  Pedestrian Path
-  Children's Play Area



Dwellings back onto the spine route, Pillmere, Saltash



Legibility plan, Pillmere, Saltash



Hall Farm, Trematon