



Trematon is a rural village located about two miles (3 km) from the town of Saltash and part of the civil parish of St Stephens-by-Saltash. Located just to the south of the West Saltash site location, its proximity and character make it a good precedent to study.

Trematon Castle, one and a half miles south-east of the village, stands in a sentinel position overlooking Plymouth Sound and dates from soon after the Norman conquest. It was built on the ruins of an earlier Roman fort. Trematon Hall, a country house set in 25 acres (100,000 m²), is now a conference centre. The village also has a pub called The Crooked Inn.

Trematon Character Area

Trematon : Block Structure

The village of Trematon is structured around a historic crossroads with a pattern of informal, organic blocks and has a generally unplanned settlement pattern.

This irregular block pattern set within surrounding mature field boundaries has evolved over time from a cluster of farmsteads, some of which are still in active agricultural use. Others have been converted to residential uses.







These farmsteads are now integrated into the townscape fabric of the village along with significant areas of private open space. For example, Trematon Hall and its grounds is a significant historic anchor at the southern gateway to the village.

The village has very little public open space but does have two public rights-of-way running parallel to the east and west of the central spine.

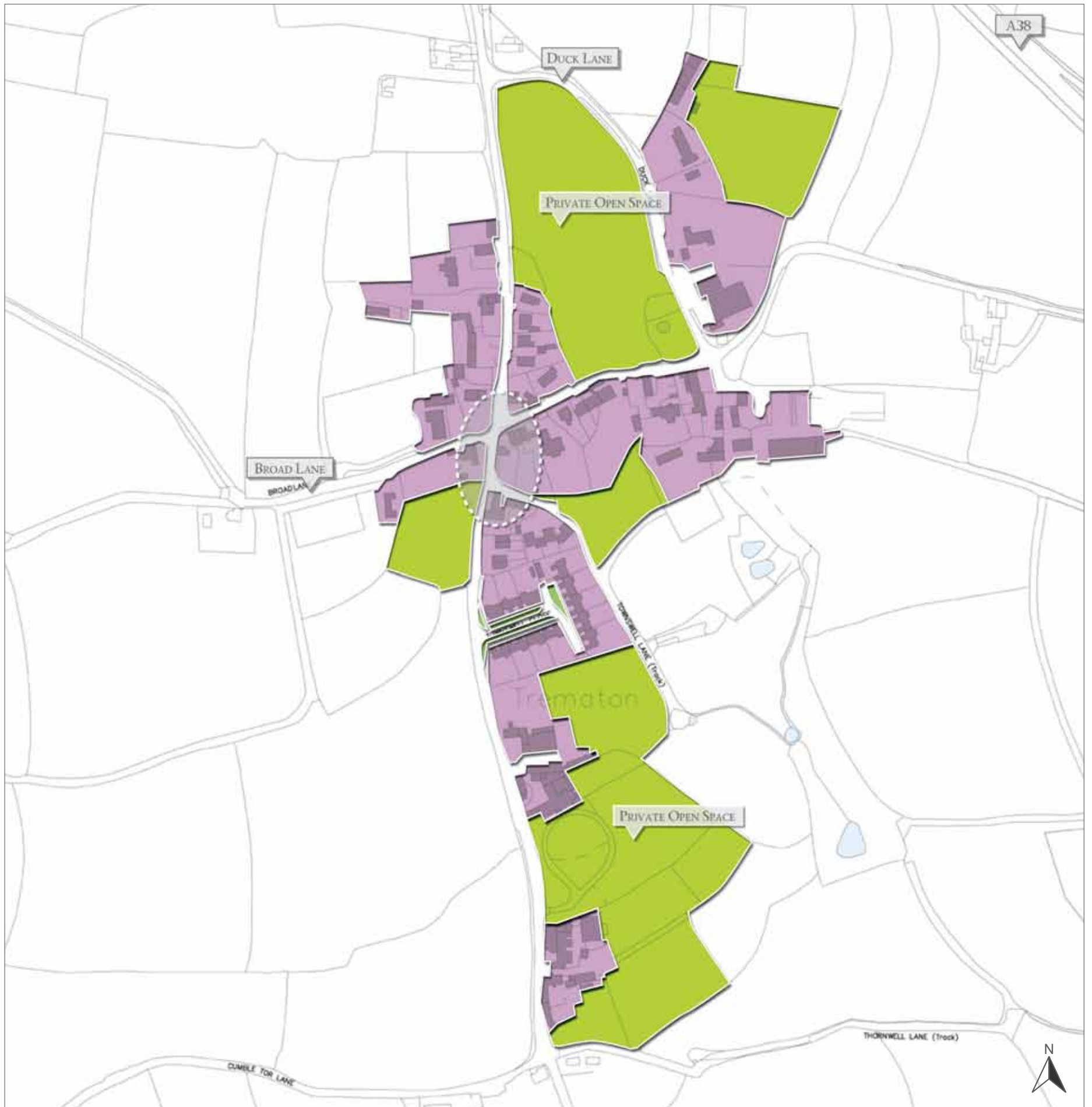
Off the central crossroads, which structures the village in a generally north-south and east-west direction, a series of narrow lanes come off this spine at right angles leading into a mixture of both new and historic courtyards set back behind the first line of buildings fronting onto the roads.



Legend

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

Organic block pattern with mature landscape at the corner of Broad Lane, Trematon



Block structure plan, Trematon

Trematon : Density Study

Trematon Village has a density range of urban blocks from 2 DPH up to a maximum of 21 DPH.

The net average density of 9 DPH (which excludes structural sections of open space) is consistent with development using the Annex B of Planning Policy Statement Three, planning policy relating to density under the previous government.

The village has a mixture of housing types including terraces, semi-detached and detached houses, courtyard clusters and larger historic villas such as Trematon Hall.

While the average density is low due to the amount of private open space, the analysis illustrates that smaller rural villages such as Trematon have a positive mixture of housing typologies and therefore good social sustainability. For example:

- Block B2 (2 DPH) shows a Country House cluster with a villa and its associated outbuildings and smaller residences;
- Block B7 (9 DPH) illustrates residential development mixed with farmsteads;
- Block B4 (12 DPH) indicates a mixture of historic cottages, houses and courtyard development;
- Block B3 (21 DPH) illustrates contemporary infill housing in a courtyard or cul-de-sac arrangement.

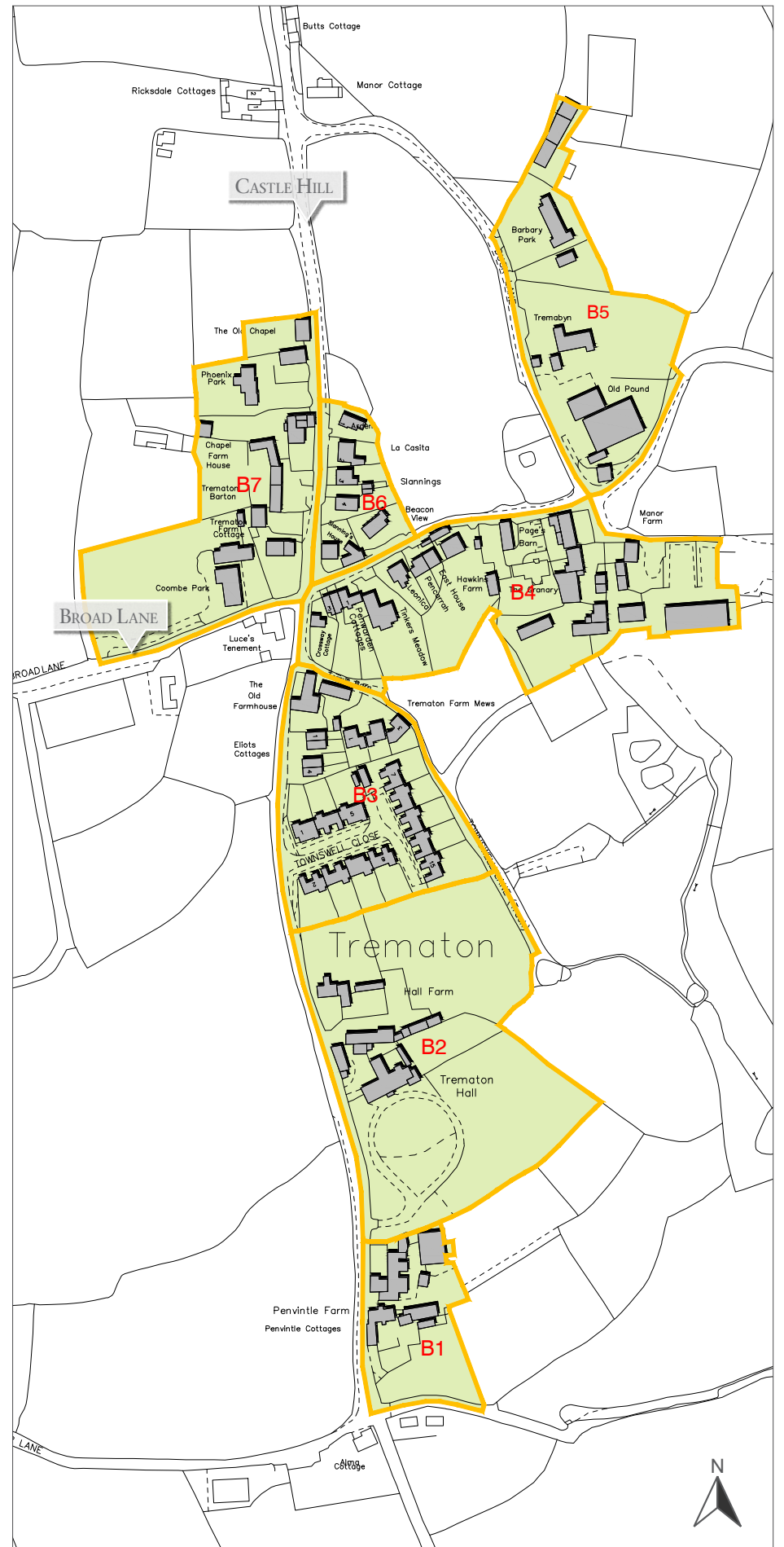
Legend	
	Building Footprint
	Block Area Boundary
	Public Open Space
	Private Open Space
	Area Excluded from Calculations

Density Study Area : Trematon

Area	Ha	No. of Dwellings	Area of Built Form	Area of Private Open Space (Ha)	Ratio - Built Form / Block Area (%)	Density (Units/Ha)
B1	0.457	4	0.0908	0.367	20	9
B2	1.824	4	0.0940	1.730	5	2
B3	1.001	21	0.2008	0.800	20	21
B4	1.420	17	0.2353	1.185	17	12
B5	0.972	4	0.1527	0.819	16	4
B6	0.320	6	0.0590	0.261	18	19
B7	1.244	11	0.1339	1.111	11	9
Total Area	7.239	67	0.9665	6.272	13	9



Figure Ground Plan and building typologies



Density study area, Trematon

Trematon : Legibility

Buildings in Trematon indicate a clear front/back orientation along the major spine within the village with buildings fronting onto the public roads and backing onto either open countryside or courtyard clusters positioned to the rear of the blocks, all strengthened by bands of informal landscape.

Historic farmsteads act as anchors to the northern, southern and eastern edges of the village. The southern farmstead is positioned adjacent to, and in synergy with Trematon Hall.

The rural irregular block pattern fits comfortably within the historic field boundary pattern with undulating bands of mature landscape and hedgerows running east and west but even more strongly north to south.

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



New build housing in Trematon





A388, North East Carkeel



Carkeel is located on the western fringe of Saltash with the A388 running as a busy linear route through the village.

Located close by are two supermarkets, including a Waitrose as well as Tamar View Industrial Estate with the main town of Saltash only one mile away, offering a wide range of shops, parks and services.

The village of Carkeel is located on a slightly elevated topographic position with the pattern of the landform sloping gently down to Saltash to the south-east and to the Liskeard Road (A38) to the south.

Carkeel Character Area

The village of Carkeel is structured around a historic linear route with a pattern of irregular organic blocks that are generally unplanned and have evolved over time from a series of original farmsteads.







Carkeel : Block Structure

The irregular block pattern includes L-shaped irregular blocks, courtyard clusters, and a gateway cluster block adjacent to the point in which Dirty Lane meets the A388.

Some of the blocks have much deeper depths due to larger amounts of private open space and their more rural character. Other blocks have narrower depths more in line with classic suburban form. This range provides a nice sense of morphological variety in the village of Carkeel.

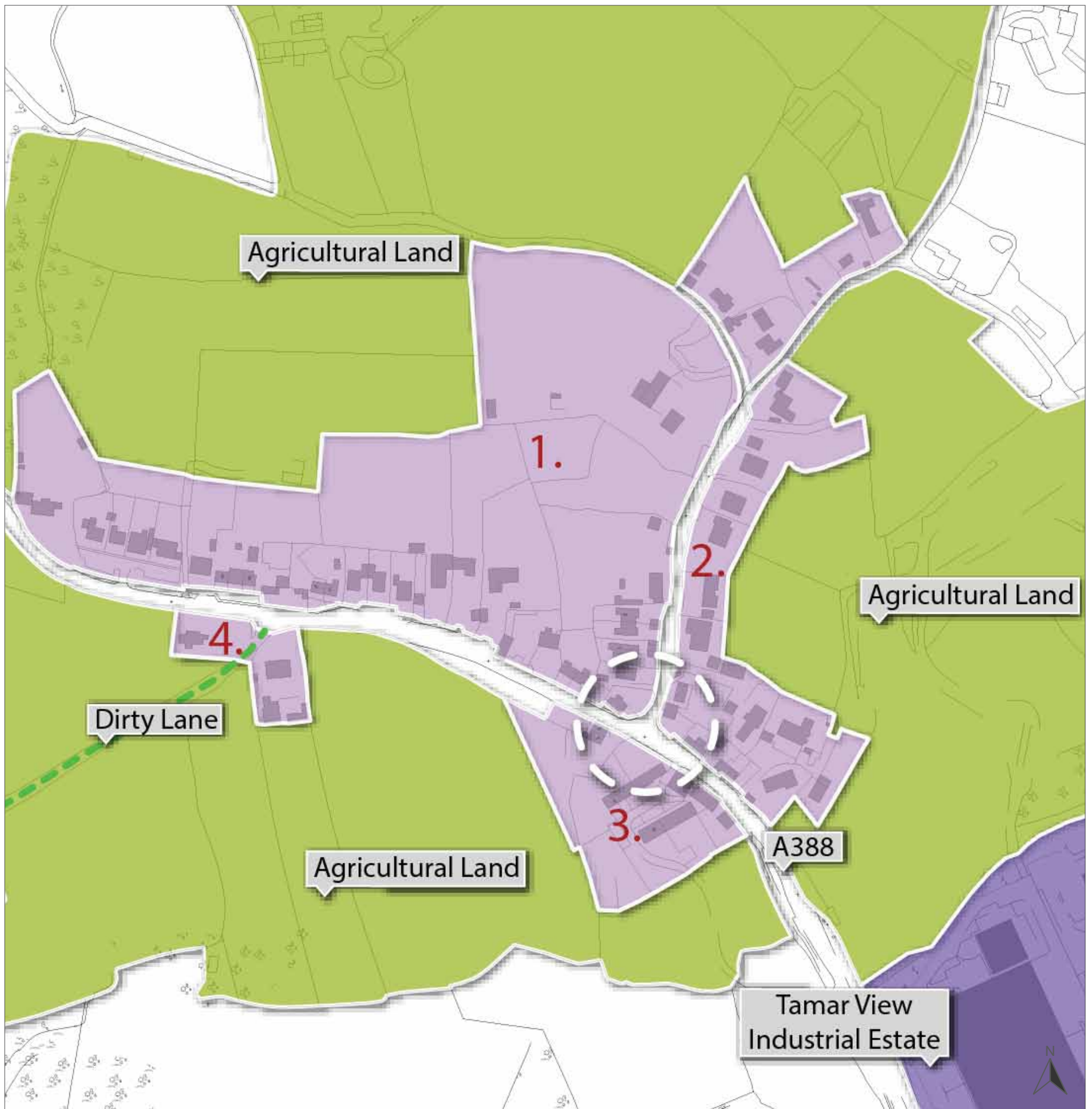
A series of mixed housing typologies front onto the A388 with a continuous pattern of block structure to the north of the A388 and a pattern of open space and smaller irregular blocks to the south of the A388, which provide a more open perspective with some views into the adjacent landscape.

Legend

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



Setback terraces (Pinkhams Cottages) with landscaped verges along the A388, Carkeel



Block structure plan, Carkeel, Saltash

Carkeel : Density Study

Carkeel Village has a density range of urban blocks from 3 DPH to 13 DPH with a net average density of 8 DPH.

The village is largely made up of detached and semi-detached housing types with some farmsteads and courtyard clusters.

The average density of the village is low due to the larger proportion of private open space but there are pockets of tighter grain development along the A388, which if analysed separately would register a higher density figure.

Legend

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

Density Study Area : Carkeel						
Area	Ha	No. of Dwellings	Area of Built Form	Area of Private Open Space (Ha)	Ratio - Built Form / Block Area (%)	Density (Units/Ha)
B1	3.685	30	0.3227	3.362	9	8
B2	1.337	17	0.2170	1.120	16	13
B3	2.042	6	0.0979	1.944	5	3
B4	0.260	2	0.0450	0.215	17	8
B5	0.0775	8	0.0903	0.685	12	10
Total Area	8.098	63	0.7729	7.325	10	8

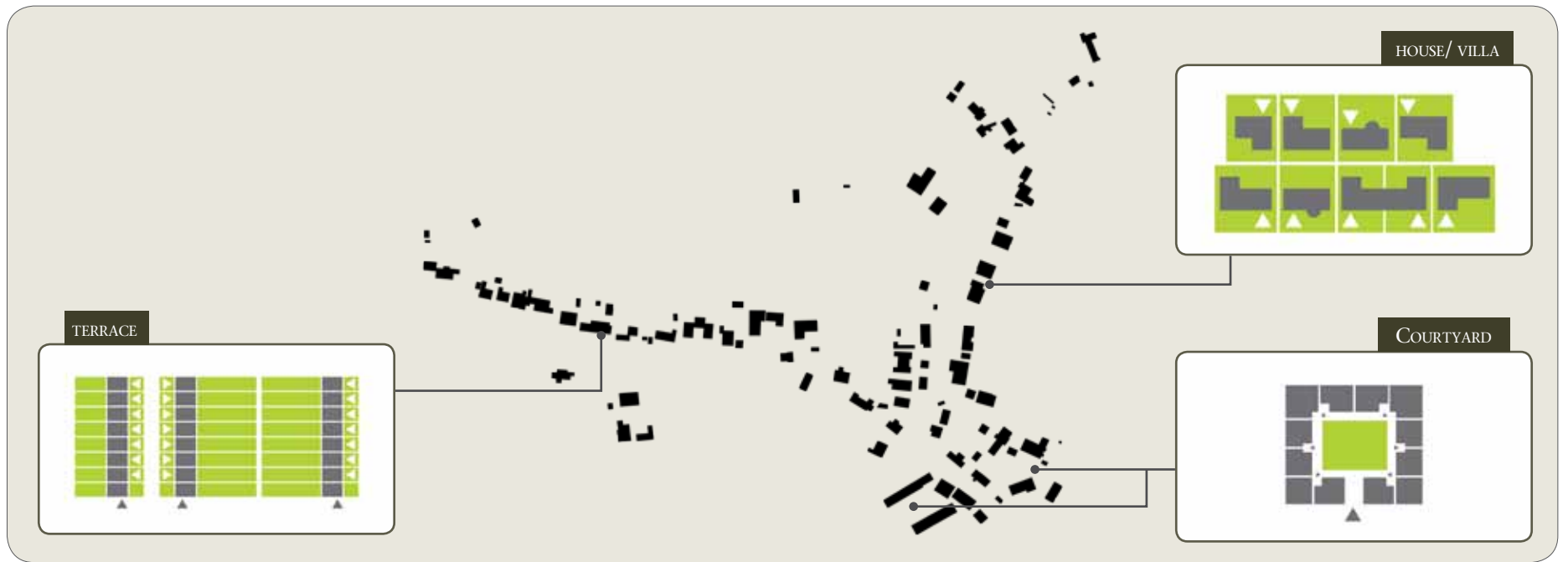
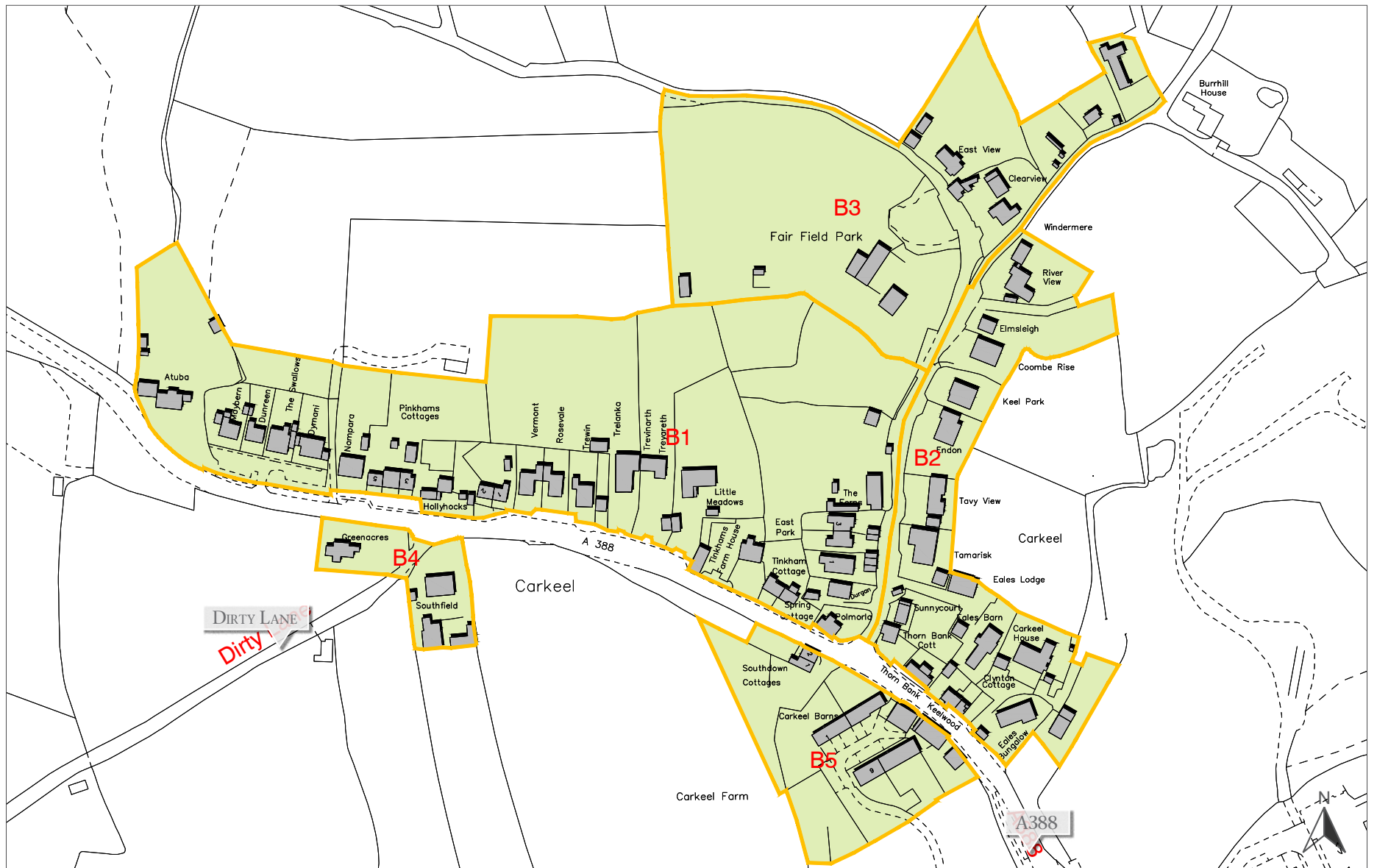


Figure Ground Plan and building typologies



Density study area, Carkeel

Carkeel : Legibility

The legibility of Carkeel sees buildings generally front onto the A388 at varying setbacks along a linear route to create a Y-shaped village structure.

Mature lines of hedgerows along historic field boundaries create a landscape structure that holds the village in place as well as radiating out to connect with larger belts of woodland and other landscape.

Dirty Lane intersects the village at a key point on the A388 and offers important opportunity to create a gateway to a linear greenway to the south.

Tinkhams Farmhouse is an important landmark building in the village comprised of local stone with architectural elements associated with local vernacular farmstead buildings.

Oriented at right angles to the A388, Tinkhams Farmhouse along with a cluster of other

buildings create an informal courtyard arrangement of buildings and add interesting typological variety along the main linear route through the village.

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



Tinkhams Farm House, Carkeel



Dirty Lane

A388

Tan
Indus
N



St Germans Viaduct



St Germans is a village and civil parish to the west of Saltash. It stands on the St Germans River or Lynher River, part of the Tamar Estuary. It takes its name from the St. German's Priory generally associated with St Germanus.

With its 12th Century church, the parkland at Port Eliot and its spreading housing, St Germans is the main settlement inland. Here the two main rivers of the system divide from the main estuary and, both tidal in their lower reaches, begin to penetrate north-westwards into the hinterland.

Cornwall and Isles of Scilly Landscape Character Study (2008)

St Germans Character Area

St Germans : Settlement Pattern & Block Structure

Settlement Pattern

Unsettled wildland grading to clustered villages with small farms and hamlets would describe the settlement pattern at St Germans.

Along the rivers the settlements are mainly on the higher ground outside the valley. Many of the settlements have grown up around the heads of creeks so have an old core, 19th Century development, often in terraces, plus 20th Century bungalow expansion around edges and infill.

Most settlements are small and generally vernacular in style and materials - local stone, occasionally with decorative brick detailing and openings. Some recent development uses clay tiles and render.

Places like St Germans and Millbrook were small ports and there are still old quays and boat building enterprises in the creeks.

Cornwall and Isles of Scilly Landscape Character Study (2008)

Block Structure

Our study has focused on the northern section of the village of St Germans, from Church Street to Gallery Lane.

The village exhibits an organic, irregular block structure consistent with an incremental unplanned settlement pattern. The linear structure of the village is sensitively formed into an undulating topography with long deep plots, often backing onto informal landscape and woodland.

A good example of this irregular block pattern is Block B5, one of the smaller central blocks bounded by Fore Street, Mill Lane and Bag Lane, which acts as a mediating block to the increasingly steep topography and the built form on either side.

With the design and evolution having come under significant influence and control from the Port Eliot Estate, there is a strong sense of design cohesion and character in terms of the architecture, materials and streetscape.



Newport looking south west to Kiln Park Wood on the ridge, St Germans



Block structure plan, St Germans

St Germans : Density Study

St Germans Village has a density range of blocks from 3 DPH up to a maximum of 20 DPH within the northern study area examined.






An average Built Form to Block Area ratio of 9% tells us that 91% of the study area is private open space and woodland with only 9% of the plot coverage associated with the footprint of the built form.

The lower net average density of 11 DPH indicates a typical rural village density which has significant amounts of private open space and woodland within the deeper plot structure.

St Germans has a mixture of housing typologies including terraces, semi-detached and detached houses, courtyard clusters and larger historic villas such as the Port Eliot Estate.

Again, as with Trematon, while the average density is low due to the amount of private open space, the analysis illustrates that smaller rural villages such as St Germans have a positive mixture of housing typologies and therefore good social sustainability.

Legend

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

Density Study Area : St Germans

Area	Ha	No. of Dwellings	Area of Built Form	Area of Private Open Space (Ha)	Ratio - Built Form / Block Area (%)	Density (Units/Ha)
B1	2.133	19	0.1428	1.990	7	9
B2	0.722	2	0.0309	0.691	4	3
B3	2.137	26	0.2617	1.875	12	12
B4	1.291	14	0.1130	1.178	9	11
B5	0.249	5	0.0354	0.213	14	20
B6	0.483	8	0.0705	0.412	15	17
Total Area	7.014	74	0.6543	6.359	9	11

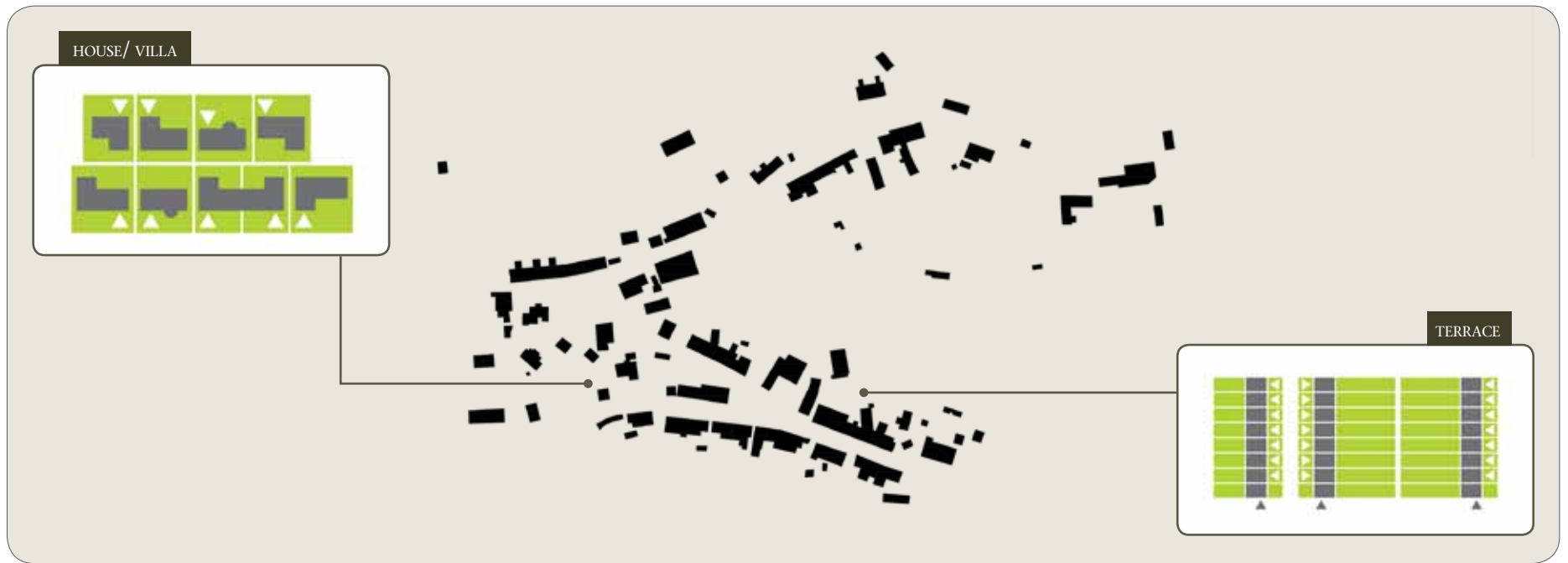
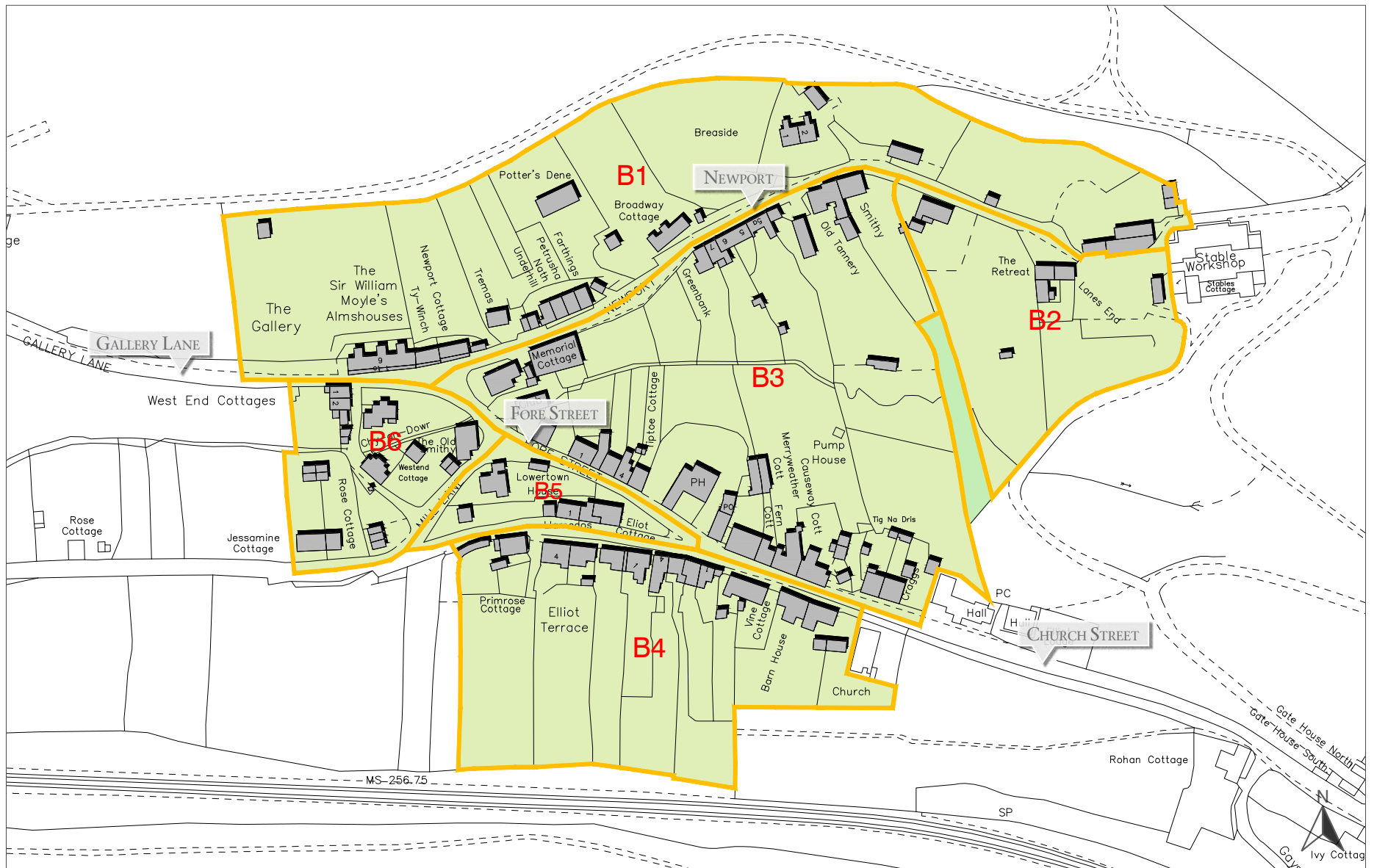


Figure Ground Plan and building typologies



Density study area, St Germans

St Germans : Legibility

The unplanned, irregular settlement pattern in St Germans is sensitively and incrementally structured to fit the undulating topography and landscape. Wedges of informal landscape, often woodland, links the irregular block pattern together into a cohesive composition with a distinct local character.

Dramatic changes in levels and topography lead to a number of inspiring short and medium range vistas of undulating building lines with mature landscape in the distance.

A series of important landmark buildings, including St Germans Priory and Sir William Moyle's Almshouses add to the historic architectural importance of the village.

St Germans has a combination of both formal open spaces associated with the Port Eliot Estate grounds and more informal open spaces which structure the linear nature of the village. For example, bands of informal woodland planting often sits to the rear of the built form set behind the main linear routes that run through the village.

St Germans has a very high quality townscape value with a defined, enclosed and cohesive streetscape with active edges due to the range and frequency of building frontages. The village is beautifully knit together with a range of high quality materials and there is a predominance of stone buildings which add greatly to the settlement's character and unity.

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



Newport terraces, St Germans



PRIVATE OPEN SPACE

RIVER TIDDY

THE LAWN

DEEP PLOTS

SIR WILLIAM MOYLE'S ALMSHOUSES

B3249

TO TIDEFORD

WOODLAND

PORT ELIOT ESTATE

ST GERMAN'S PRIORY

WOODLAND

ST GERMAN'S METHODIST CHURCH

DEEP PLOTS

COLDGEAR PLANTATION

PRIVATE OPEN SPACE

DISUSED QUARRY

ST GERMAN'S RAILWAY STATION

PRIVATE OPEN SPACE

B3249

TO POLBATHIC

ST GERMAN'S PRIMARY SCHOOL

Legibility plan, St Germans





A

C

B

E

LISKEARD
PORT ELIOT
BACK LANE
END

Local Precedent: Church Street, St Germans



(A) Building facades and walkway walls are formed from local stone

(B) On street parking

(C) Architecture and street networks respond to the challenging local topography

(D) The Eliot Arms public house acts as a hub for locals and visitors alike

(E) Buildings front onto the streets

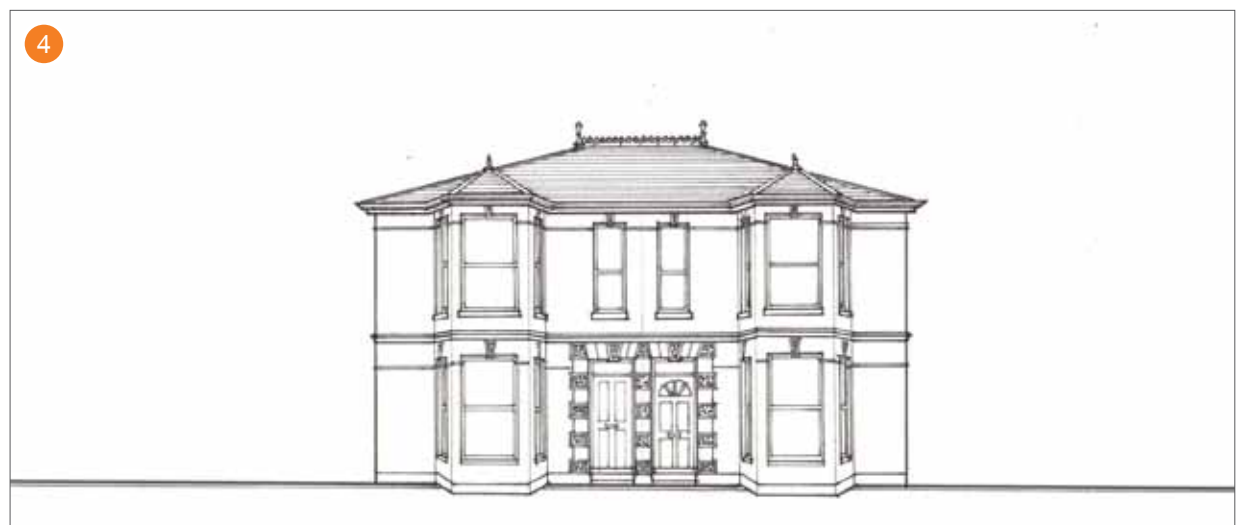
Architecture & Typology

The range of buildings in this chapter provide a sample of sustainable housing types

The following mix of buildings was carefully selected to demonstrate the wide range of building typologies covering the widest possible extend of Saltash and the surrounding rural villages, from the historic core of Saltash, to Pillmere, to the rural villages of Trematon and St Germans.

Taken together, this research provides us with a cross-section of housing typologies within Saltash.

Each building type is carefully presented as a hand-drawn coloured sketch from records taken during site visits and photographs. Each sketch takes several hours to complete and we use this experience as designers to learn about the character and unique details of the buildings. By going through this exercise we move away from an overreliance on computers and sharp lines to a more illustrative architectural rendering. Through the process of hand-sketching housing and townscape we become intimately aware of the wonderful complexity of the architecture, colours, textures and details in the buildings of Saltash. It allows the place to soak into the Pattern Book and we hope, creates a document with greater authenticity.



Historic dwellings front onto & enclose Victoria Gardens (artist impression before rendering), Saltash

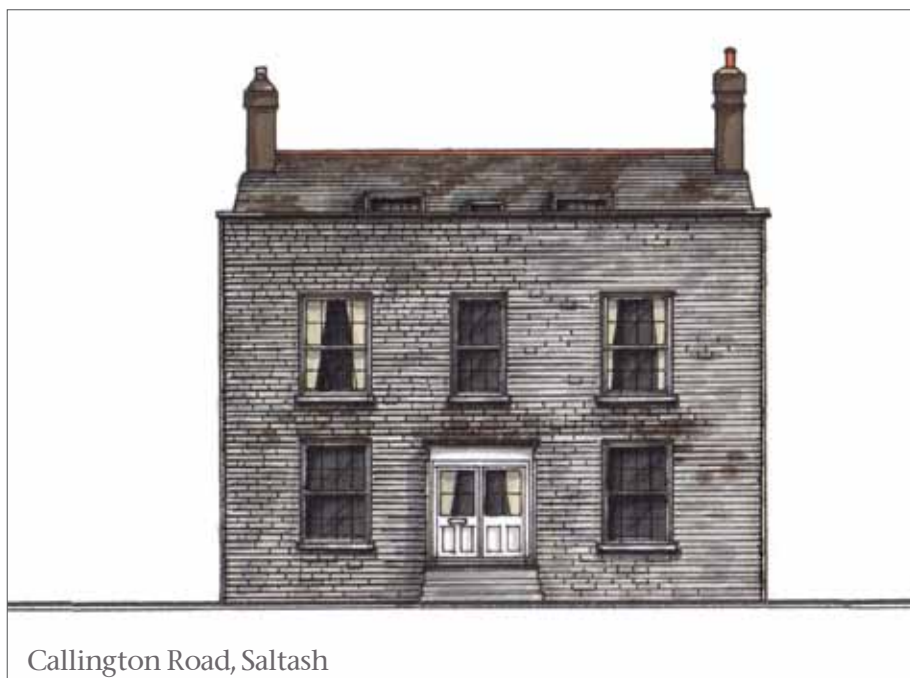


Location Plan for Architectural Sketched Precedents

The Housing Types of Saltash



Home Park Road, Saltash



Callington Road, Saltash



St Stephen's Road, Saltash



Trematon Farm Mews, Trematon



Home Park Road, Saltash



Gallery Lane, St Germans



Sir William Moyle's Almshouses (The Galleries), St Germans

1583

Location	Gallery Lane, Saltash
Built	1583
Current Use	Residential Dwelling- 4x Private Dwellings
Original Use	Almshouses (Residential Dwelling- 12x 1bed Apartments)
Building Type	Terrace House, Grade II Listed
Height	Two Storeys
Facade Materials	Slatestone Rubble and Slate





01 Slate hung tiled facade

02 Stepped entrance with glazed central door with reeded piece and enclosed porch

03 Slate tiled gable roof with dormers and parapet

04 Georgian sliding sash windows with stone cill

Detached House, Saltash

1800's

EARLY

Location	Callington Road, Saltash
Built	Early 1800's
Current Use	Residential Dwelling
Original Use	Residential Dwelling
Building Type	Detached House, Grade II Listed
Height	Three Storeys (Two Storeys plus Attic)
Facade Materials	Slate Tiles and Plastered Brick





01 Stepped entrance with decorative fixed half-moon window above door

02 Stepped dwellings with sloped front gardens tackle topographical issues

03 Bay sliding sash windows with stone cill and lintel

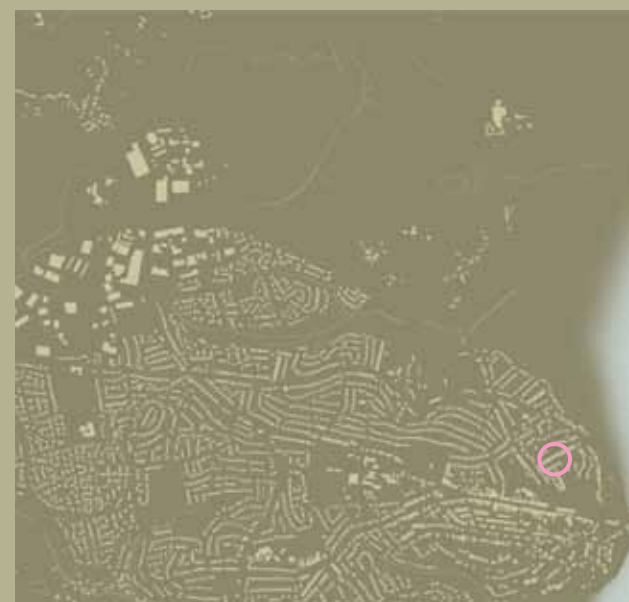
04 Rendered facade painted in vibrant pastel colours

Terrace Houses, Saltash

1900

EARLY

Location	Home Park Road, Saltash
Built	1900's
Current Use	Residential Dwelling
Original Use	Residential Dwelling
Building Type	Terrace House
Height	Two Storeys
Facade Materials	Rendered and Painted





01 Rendered facade painted in pastel colours with stone trims

02 Bay sliding sash windows with stone cill and lintel and slate tiled turret roof with clay tiled ridge detail

03 Slightly recessed and stepped doorway with transom light surrounded by decorative

04 Slate tiled hipped roof with clay tiled ridge detail

Semi-Detached Houses, Saltash

1900

EARLY

Location	St Stephen's Road, Saltash
Built	1900's
Current Use	Residential Dwelling
Original Use	Residential Dwelling
Building Type	Semi-Detached House
Height	Two Storeys
Facade Materials	Rendered and Painted





01 Rubble stone facade

02 Enclosed front porch with cement slate tiled roof

03 Open gable roof with cement slate tiles

04 Double casement window with curved lintel and slate cement cill

Detached House, Trematon 2000's

Location	Trematon Farm Mews, Trematon
Built	2000's
Current Use	Residential Dwelling
Original Use	Residential Dwelling
Building Type	Detached House
Height	Two Storeys
Facade Materials	Rubble Stone and White Render





01 Sloped approach to dwelling and integrated garage

02 Stone, timber and white rendered facade with flat sloped roof

03 Aluminium casement window

04 Stepped approach to dwelling entrance on first floor

Detached House, Saltash

1960's

Location	Home Park Road, Saltash
Built	1960's
Current Use	Residential Dwelling
Original Use	Residential Dwelling
Building Type	Detached House
Height	Two Storeys
Facade Materials	Stone, Timber Cladding and Panels and White Render





Aerial view of Plymouth (left) and the Tamar Bridge leading to Saltash (right)



Summary

Summary & Recommendations

With Saltash and its surrounding rural villages, we have discovered finely calibrated examples of townscape and landscape which have evolved and adapted over centuries.

This Pattern Book study has been undertaken to inform the West Saltash concept plan as to the local character and the townscape structure of Saltash and how best to ensure a contextually sensitive masterplanning response that is socially and environmentally sustainable.

The Pattern Book study focuses on key character areas within the town and surrounding rural villages which help us to understand local heritage and how local precedent can inform future design. Government guidance at all levels states that townscape analysis is an essential component in understanding the DNA of a town or village in order to develop a sensitive and responsive design that is rooted in place.

The Cornwall Design Guide (2013) states that:

"Cornish communities have evolved in different ways and each has developed a strong local identity with their own traditions ... (and) ... development proposals should take account of a locality's unique historic context and qualities" (Page 12).

The Pattern Book focuses on a number of key local character areas within Saltash and the surrounding villages, which help us to understand local heritage and how local precedent can inform future design. They include both urban and rural locations with planned and unplanned settlement patterns:

URBAN CHARACTER AREAS - SALTASH

- Historic Core - Mixture of Planned and Unplanned
- Western Suburban Edge - Planned
- Pillmere Urban Extension - Planned

RURAL CHARACTER AREAS

- Trematon Village - Mixture of Planned and Unplanned
- St Germans Village - Mixture of Planned and Unplanned

With Saltash, we have discovered a finely calibrated example of townscape which has evolved and adapted over centuries, resulting in an urban structure that is robust, sustainable and permeable.

Here are a few key general findings of this Pattern Book study:

- That Saltash and its surrounding rural villages have a rich tapestry of townscape which gives it a unique identity; from its varied housing types, to key landmark buildings terminating important routes, to a range of important architectural heritage;
- Having a wide range of house types from villas, to courtyards, to terraces, and detached houses ensures social and environmental sustainability and that Saltash is a community for all;
- That there is an important common language of materials that knit both the town and villages together in wholeness.

More specific conclusions are put forward for Saltash, Trematon and St Germans on the following areas of townscape study relating to block layout and structure, density, building typology, and architecture.



Church Street, Landrake

Block Layout and Structure

The character areas studied exhibit a robust block structure. Generally, neighbourhood blocks within the Historic Core of Saltash are structured as perimeter blocks with public fronts and private backs and a strong pattern of permeability through the urban fabric. The villages of Trematon and St Germans exhibit strong linear settlement patterns and a cohesive integration with their respective landscapes.

While the more formal perimeter block structure seen in the historic core of Saltash could be a robust and sustainable settlement pattern to employ in the areas of the West Saltash masterplan around the neighbourhood centre and formal parks, the more informal linear patterns of the rural villages could inform areas of topographic complexity and provide variety in the settlement pattern.

Density

The following is a summary of the density findings for both the urban samples within centre and edge of Saltash and the outlying rural villages of Trematon and St Germans.

URBAN DENSITY SAMPLES : SALTASH

- Historic Core:
7 DPH - 53 DPH
(Average density of 23 DPH)
- Western Suburban Edge:
18 DPH - 25 DPH
(Average density of 22 DPH)
- Pillmere Urban Extension:
23 DPH - 68 DPH
(Average density of 38 DPH)

RURAL DENSITY SAMPLES

- Trematon Village:
2 DPH - 21 DPH
(Average density of 9 DPH)
- St Germans Village:
3 DPH - 20 DPH
(Average density of 11 DPH)

The average residential densities of the selected character areas range from a low of 2 DPH in the edge blocks of Trematon Village to a high of 53 DPH in the tighter grained blocks of the historic core of Saltash, to 68 DPH in the blocks with flats in the Pillmere urban extension.

The historic town centre with its lines of terraces and villas has a wide density range from 53 dph in the central historic core blocks dropping to as low as 7 dph for the planned formal blocks of detached villas fronting onto Lower Port View.

Historically the residential densities in the surrounding rural villages exhibit a lower to moderate average density range in keeping with deeper setbacks, large private gardens and a mixture of building types in the streetscape.

The historic core of Saltash and the villages of Trematon and St Germans continue to be desirable locations for residents and would serve as positive precedents for future new settlements in Saltash.



Building Typology

The Historic Core in Saltash exhibits a sustainable range of housing types including mixed-use perimeter blocks, terraces, semi-detached villas and detached houses often mixed together within a permeable block structure or within a close proximity of one another. This mixture of typologies ensures social sustainability in a neighbourhood through the mixing of ages, income levels and family structure.

In terms of the character areas studied in the rural villages, the larger detached houses and terraces set in generous plots found in the villages of St Germans and Trematon provide a good model for sensitive lower density edge locations.

The more formal perimeter blocks of the historic core in Saltash provide an excellent precedent for some of the higher and moderate density neighbourhoods adjacent to the neighbourhood centre.

Architecture

We have examined a selection of local housing types with vernacular architecture through nine hand drawn sketches. The selected sketches tell the story of a rich and varied architectural heritage with a wide range of materials and material combinations like rendered facades painted in vibrant pastel colours, slate roofs, occasional stone, slatestone rubble, slate facades, and timber (see the architectural sketches on the previous pages).

Our hope is that this Pattern Book can inform the later stages of design when more detailed design decisions are being made about housing types and materials.

The historic typologies studied in the Pattern Book are often consistent with contemporary house types employed by both local and national housebuilders as they have robust and adaptable layouts.

The Pattern Book provides an opportunity for housebuilders to draw from a range of materials and architectural styles and to reference the historic architectural language both in a traditional and contemporary local vernacular. The important point here is that we are not proposing the replication of the historic architecture but potentially referencing some of the best features in any new proposals.

The findings of this Pattern Book study do not seek to stifle innovative contemporary design, but rather it aims to stimulate the creation of new townscape and streetscape which, when sensitively designed and located, will contribute positively to the character and townscape heritage of Saltash.

Finally, our hope is that this Pattern Book will inform the masterplanning process, site concept and future character areas for the land at West Saltash, to ensure that proposals are rooted in place and responsive to the townscape and architectural traditions of this important town.



Gallery Lane, St Germans

Summary - Carkeel Village

The urban form of Carkeel village is structured around a busy linear route (A388) which could benefit from targeted traffic calming.

Key elements like the landmark Tinkhams Farmhouse and Dirty Lane add interest, variety and opportunity to the village.

The village exhibits a generally irregular block pattern with a solid line of buildings to the north of the A388 and a rhythmic pattern of blocks and agricultural open space to the south.

The village has a lower overall average density but there are pockets of housing typologies within the wider blocks that exhibit higher densities, more in line with suburban as opposed to rural settlement patterns.

We felt it was important to study the village of Carkeel in this Pattern Book as a priority due to its close proximity to the West Saltash development proposals. Sensitive integration with the West Saltash development located to the south of the village is a key objective of the ongoing masterplanning and design process.

For example, it is important to understand how new development sensitively integrates into the existing village structure in terms of block structure, density analysis, and village legibility and we have produced a series of plans that analysis these three key areas of townscape integration.

Further, linking existing and proposed settlement structures offers the opportunity to calm the A388 Road and improve the safety and livability for village residents through potential:

- Safe connection points
- Safe routes to school
- Safe access points to high quality public open space and community facilities for the village of Carkeel and new residents alike



Tinkhams Farm House, A388, Carkeel



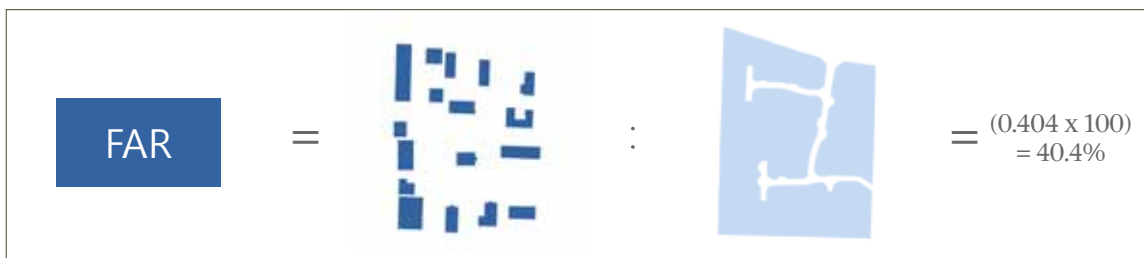
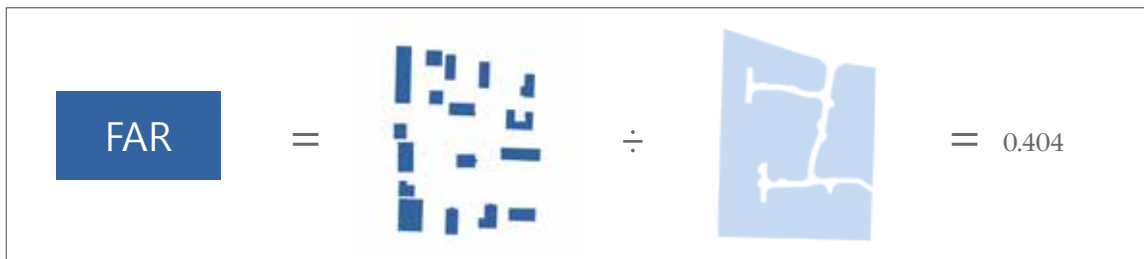
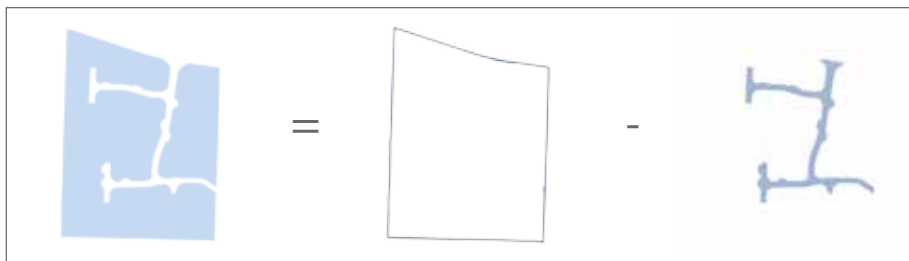
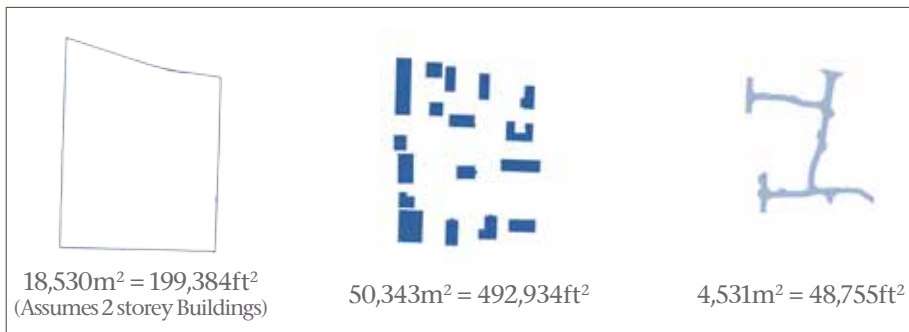


Appendix A
Employment Precedent
Cotswold Business Village

Employment Analysis Cotswold Business Village

Employment Density (Floor Area Ratio Calculation)

40%
FAR



Aerial view of Cotswold Business Village



Planting softens the edge of buildings, Cotswold Business Village



Two storey units front onto adjacent parking, Cotswold Business Village



Material palette consistent across Cotswold Business Village



Smaller businesses share units, Cotswold Business Village

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