

# Holbeton, South Hams

## Parish Council Presentation

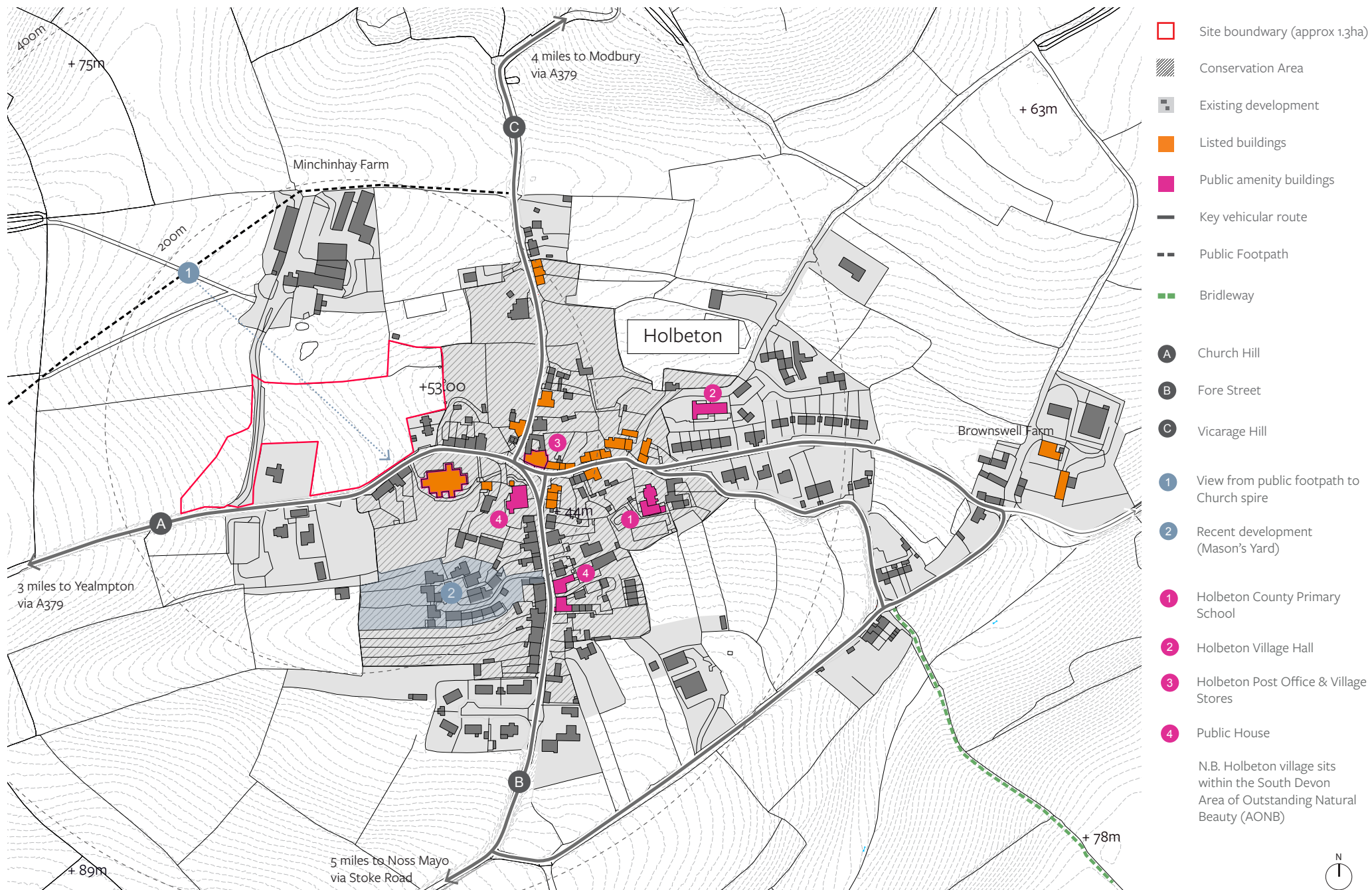
Design development for residential development on land at Church Hill

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Site location





- Site boundary (indicative 1.3ha)
- Existing development
- Contours
- Existing trees
- Category B Trees
- Root protection area
- Existing hedgerows
- Over head cables
- Public footpath
- Highway
- Approx. 2.5m retained height above Church Hill
- Holbeton Conservation area
- Listed buildings
- A Undesignated Heritage Asset
- B View from public footpath to Church spire
- C Indicative site access
- D Indicative pedestrian access
- E Views onto site from first storey window
- F Land slopes steeply 69m - 53m AOD
- 🚌 Bus stop
- ✙ Holbeton All Saints Church
- PO Post office
- 🍺 Pub

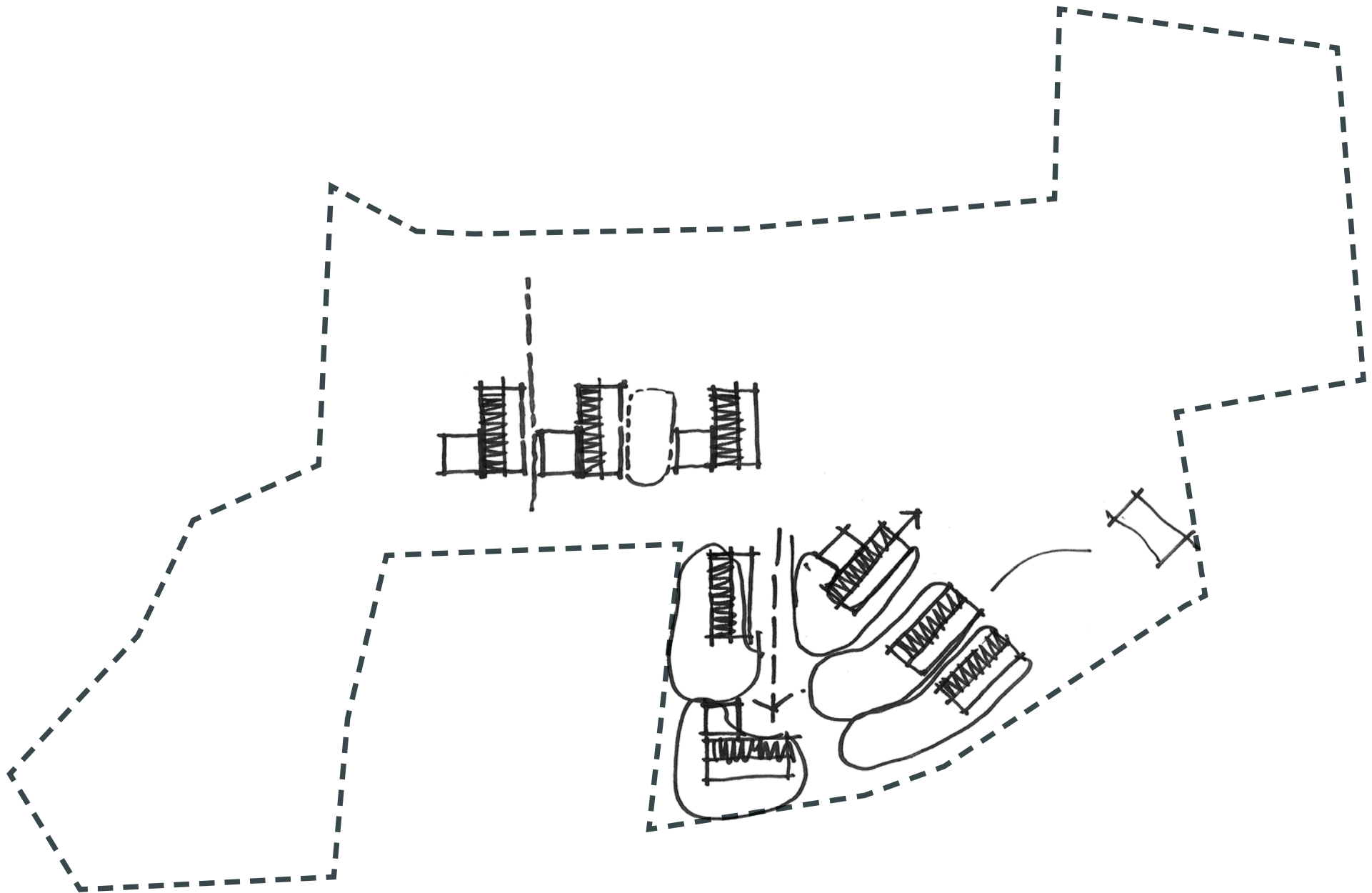




The outline approved plan



# Concept development - layout



Developed layout





Developed layout





## 3D massing



## 3D massing





## 3D massing



3D massing





## Village character - historic core



Properties look out onto front gardens



Large semi-detached properties



Narrow, winding roads

### Materials

- Stone - generally rough cut/natural
- Slate
- White rough-cast render
- Pastel coloured render

### Roof

- Slate
- Thatch
- Standard pitch
- Clipped Eaves and black painted soffits
- Chimneys are robust, regular and prominent



"Olde Worlde" feel to historic core



A material mix of stone, thatch, slate and render

### Windows/ openings

- Irregular areas/ voids between glazing on the same property
- Wide fronted units
- Vertically stacked windows
- Heavy slate cills
- 2-3 bars to windows regularly

### Entrance

- Slate porches
- Front entry
- Timber doors
- Larger openings providing access to rear courtyards



Historic Core dominated by Grade II Listed Church



Irregular elevational treatment

### Details / Key Features

- Tall and regularly positioned chimneys
- Stone gable ends
- Slate topped porches
- Stepped units

### Boundary Treatments

- Stone walls and boundary treatments



## Elevational treatments and details



Photographs showing the key characteristics of the village









Devon longhouse typology





## Interpreting character - initial precedents



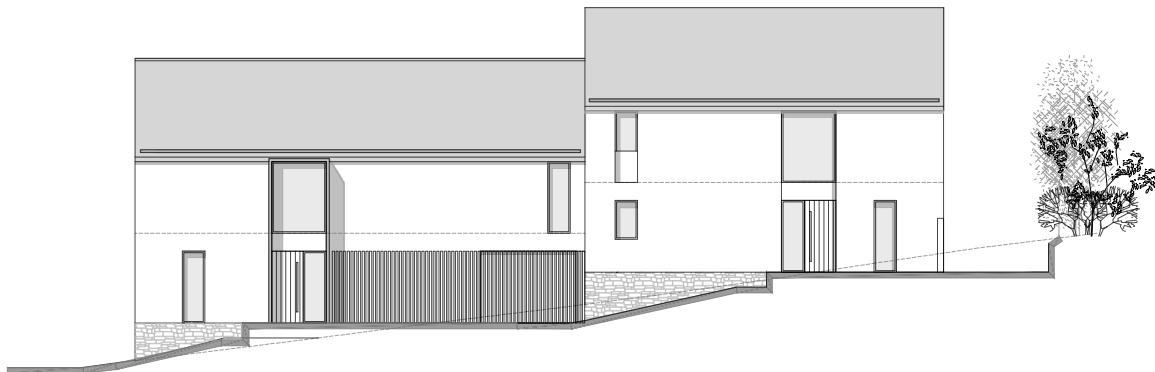


## Interpreting character - initial precedents





Street Elevation Plots 1-3



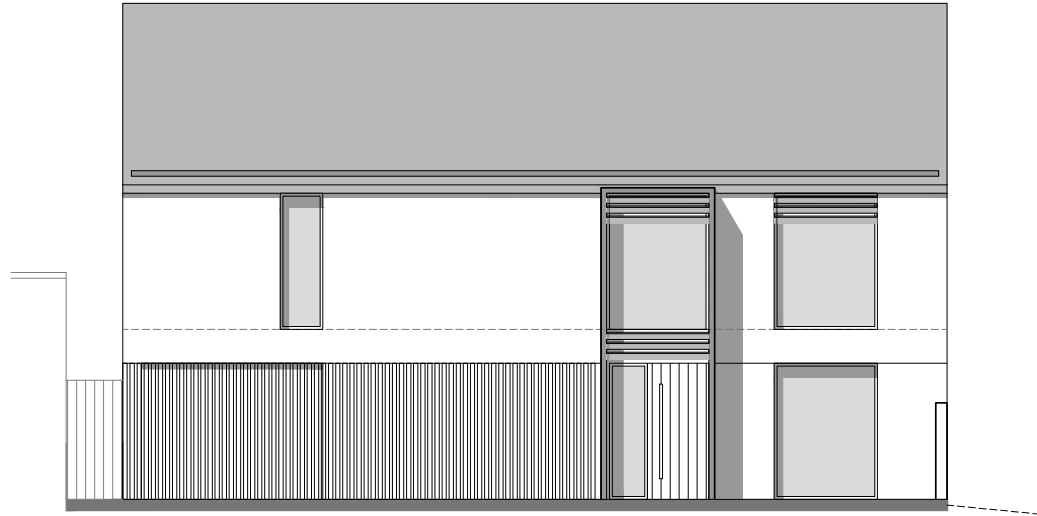
Street Elevation Plots 5 & 6



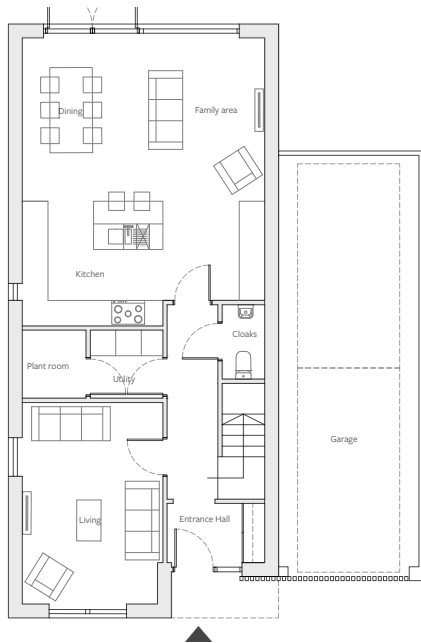




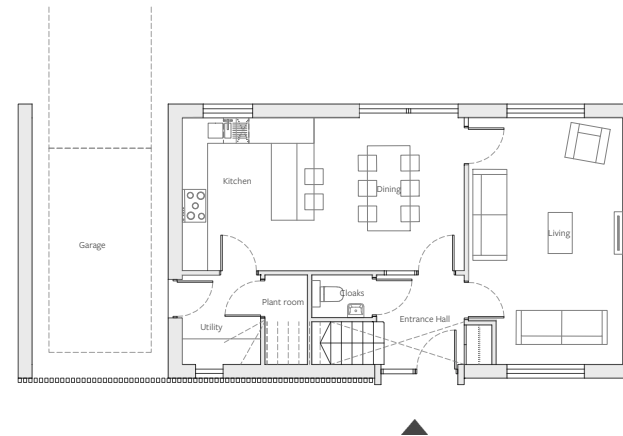
Front Elevation (South)



Front Elevation (South)



Ground floor plan



Ground floor plan



