

Holbeton, South Hams

Parish Council Presentation

Design ideas for residential development on land at Church Hill

Holbeton, South Hams

Contents

The site location

The site

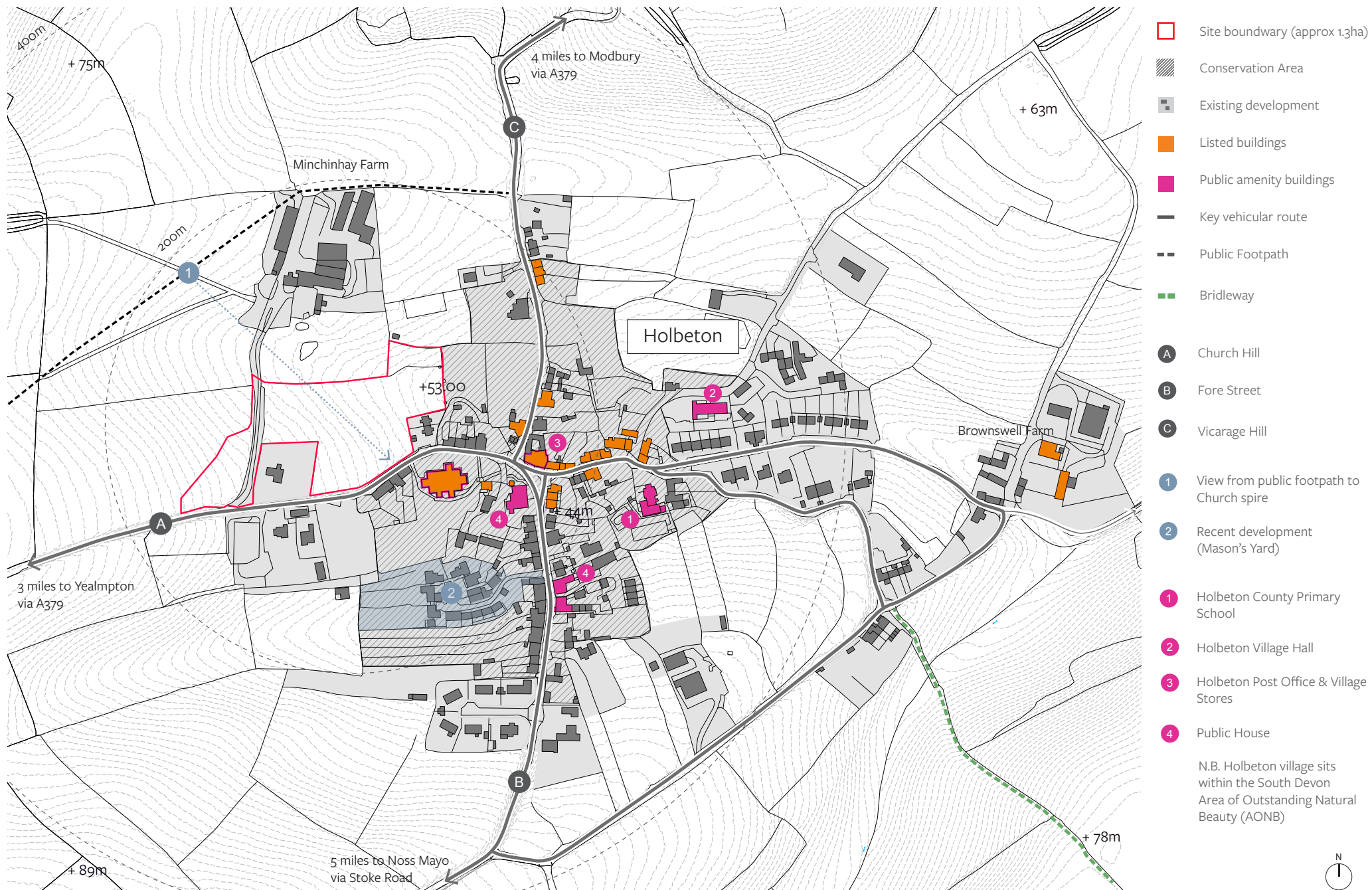
The character of the village

Precedent and concept

Sketch ideas



Site location

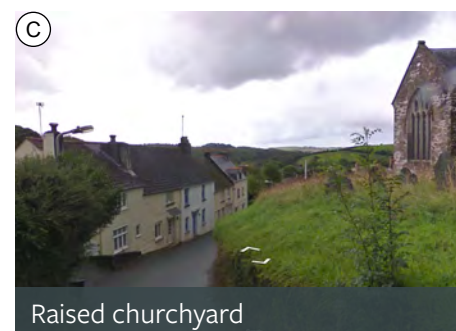
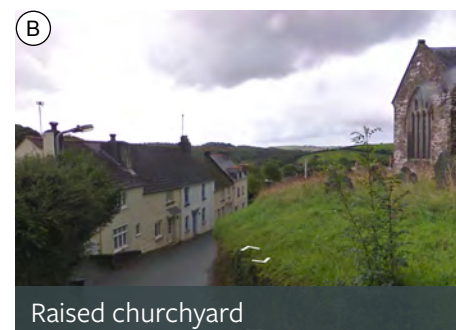
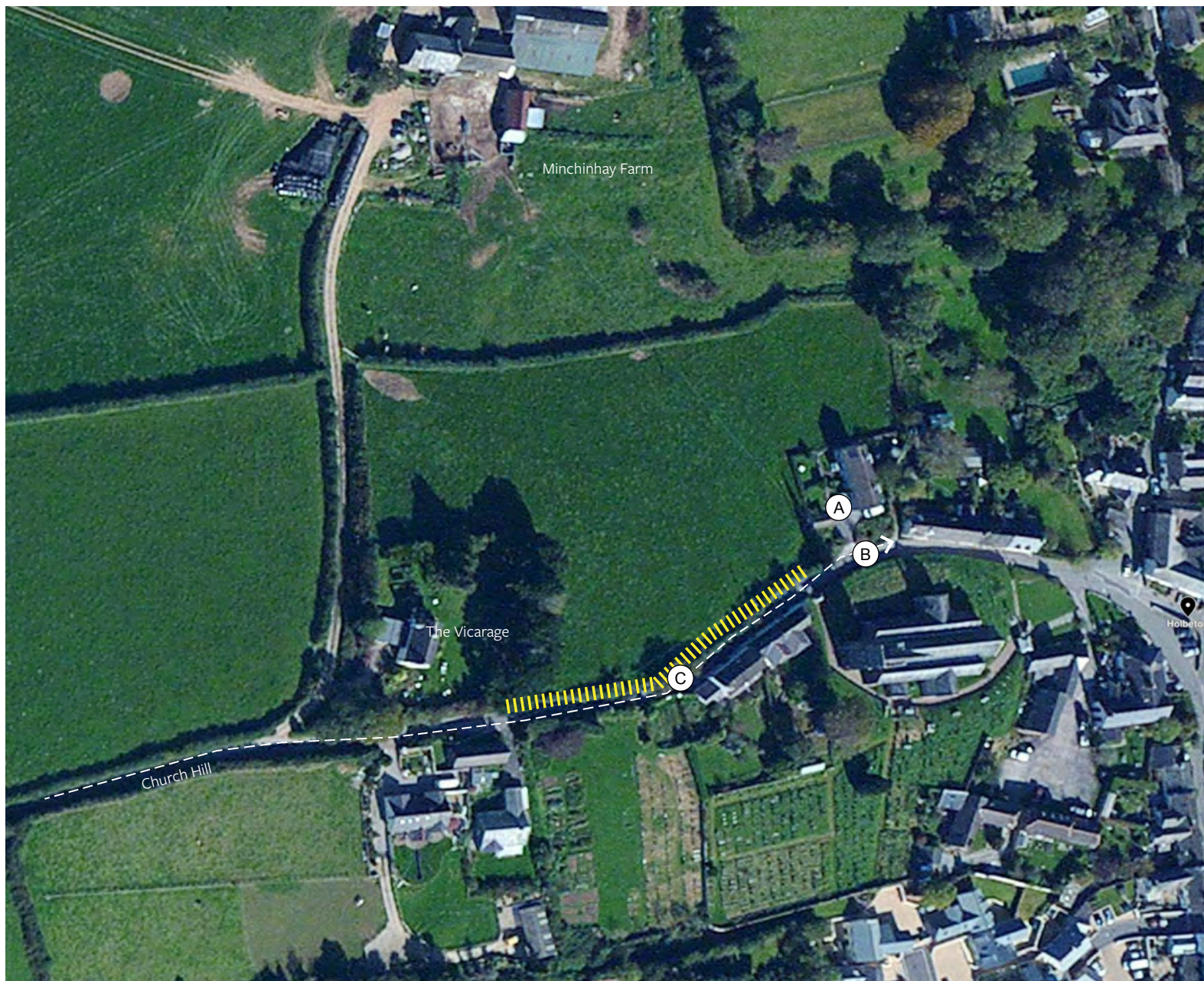


Site Context

- 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



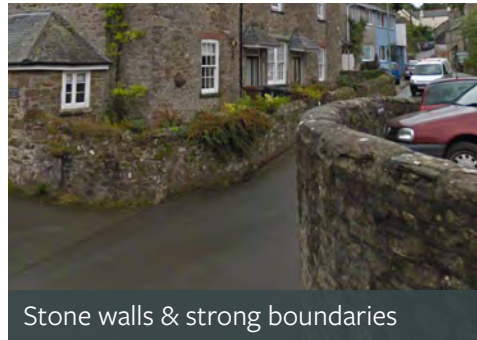
Constraints and opportunities



Village character - historic core



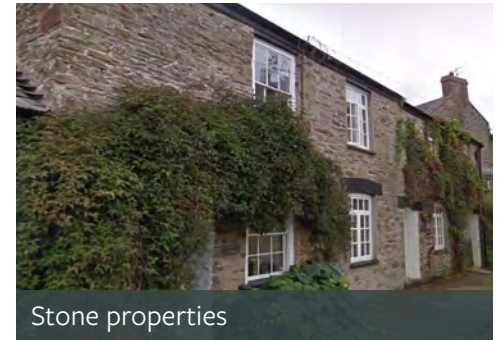
Character properties in the village



Stone walls & strong boundaries



Slate door canopies to properties



Stone properties



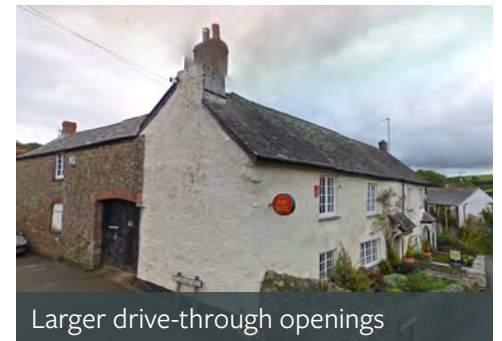
Prominent gables and chimneys



Dwellings sit close to the road



Stone and slate lych-gate



Larger drive-through openings



Farmyards, barns and courtyard development



Converted terraces to semi-detached

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

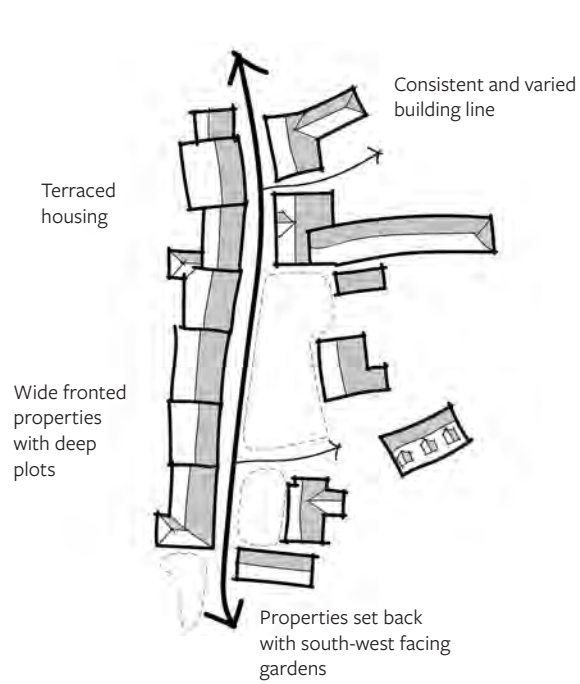
Details / Key Features

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

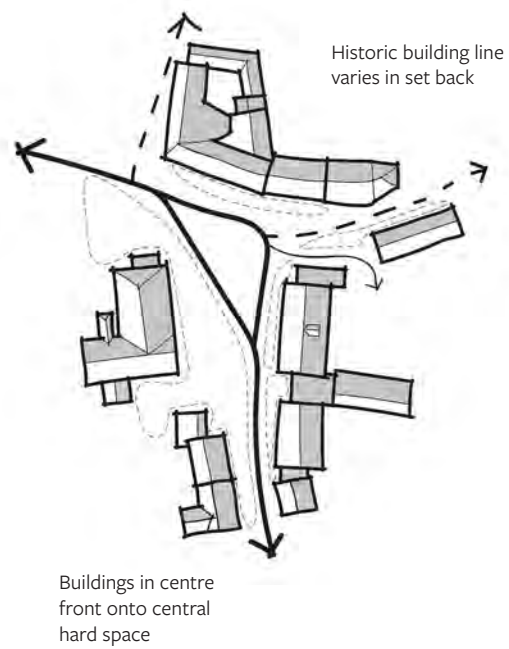
Boundary Treatments

- Stone walls and boundary treatments

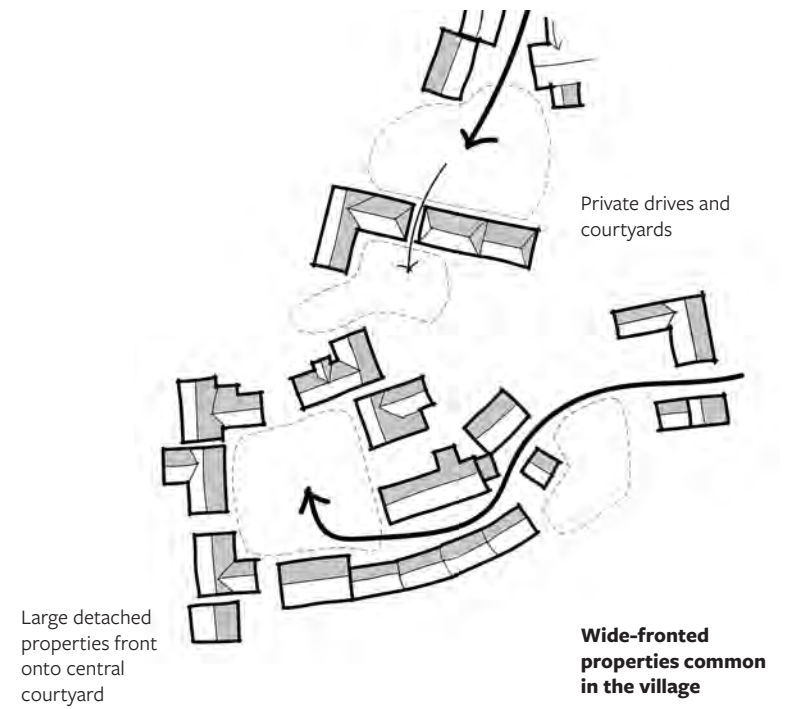
Typologies



Fore Street



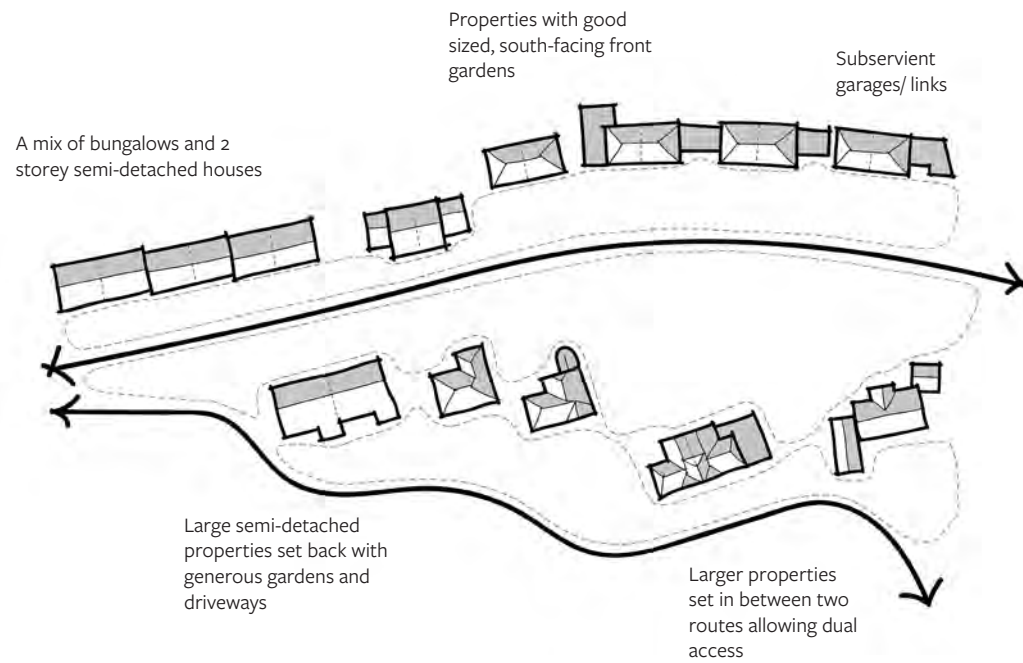
Centre



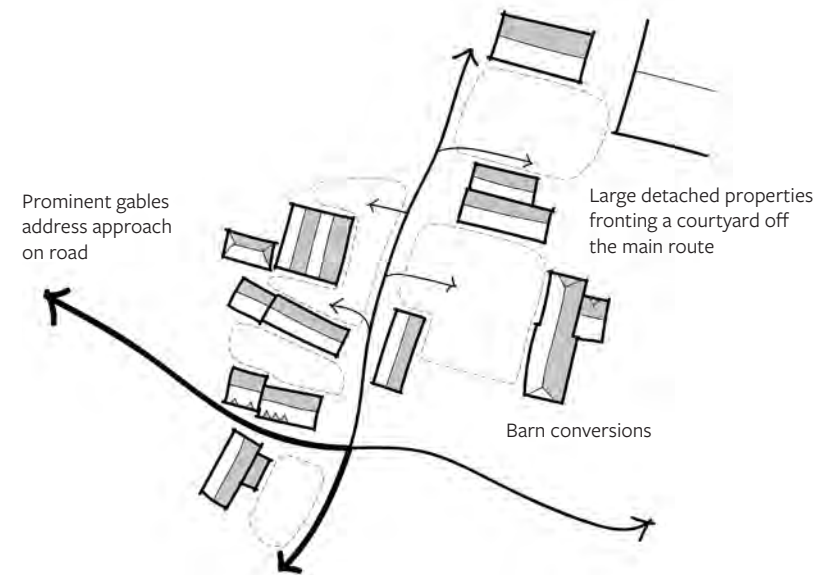
Mason's Yard



Typologies

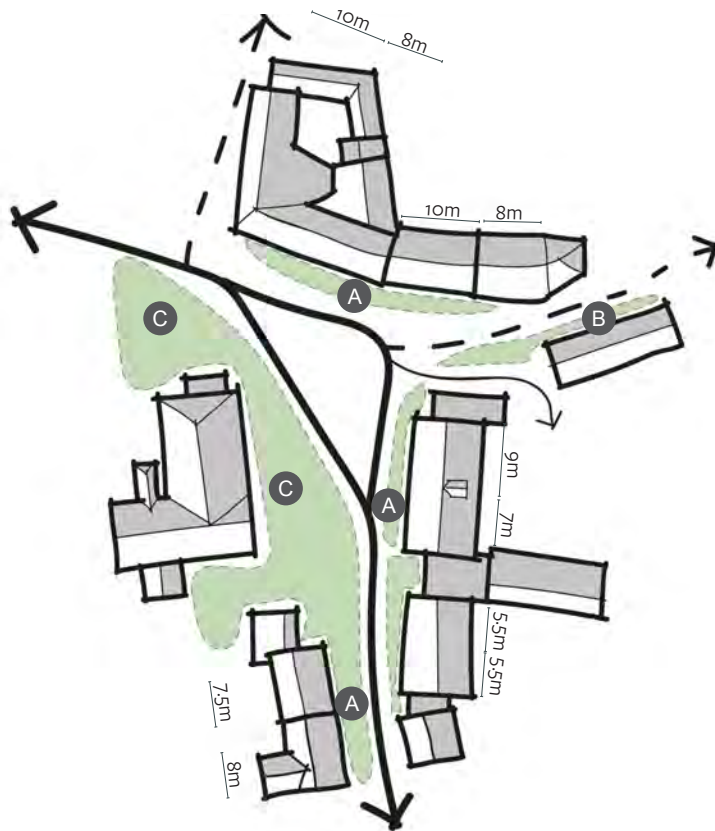


East Holbeton



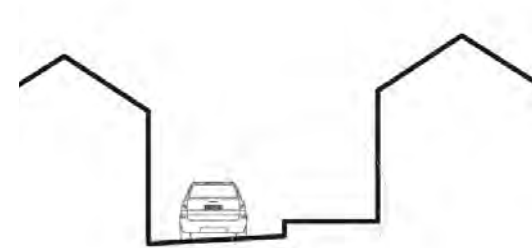
Brownswell Farm cross

Front boundary treatments



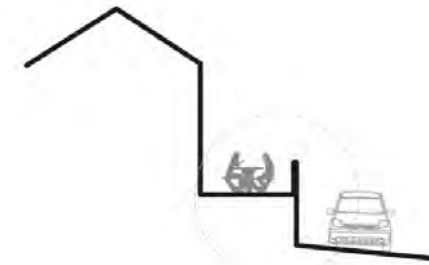
A

Buildings in the centre have small planted front gardens with strong stone wall boundaries onto the road. Footpath access to properties are made up of cobbles, slate and concrete.



B

There are no pavements in Holbeton and many properties in the centre have little to no buffer from the road. Some properties have private access via a high stepped or ramped pathway.



C

The steep topography in the village centre creates sudden changes in level, with publicly accessed areas such as the Pub garden and Church yard being much higher than the road.





Small stone walled gardens front the road to properties in the village centre



Strong stone walls are a common boundary treatment in Holbeton



Raised walkway provides private access to some properties

Formal pavement to one side of Fore Street

Cobbled treatment to roadside becomes private use/ parking for nearby residents



Cobbled drainage channel



Properties accessed almost straight off the road (Brent Hill and Church Hill)



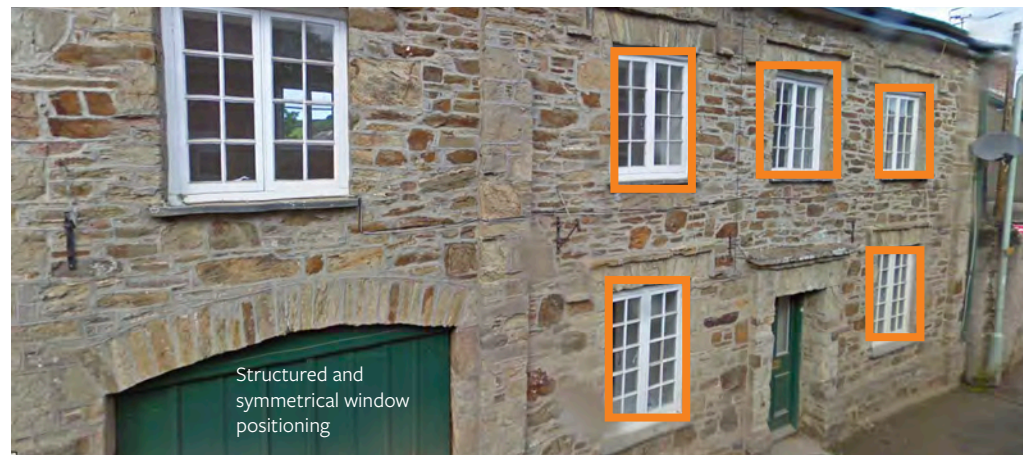
Raised footway and set back from the road, allocated parking spaces in front of bungalows

Stone boundaries front road to modern development

Design note: Variety in set-back and transition between street/road and front door

Elevational treatments and details

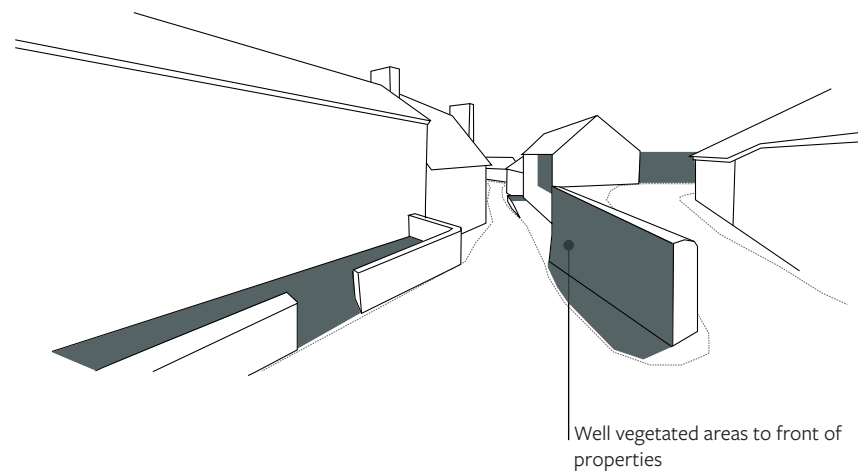
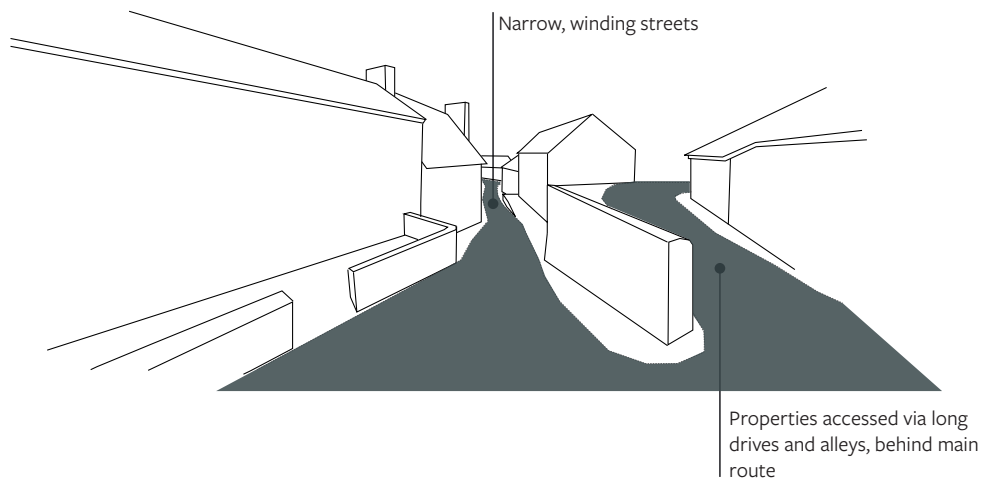
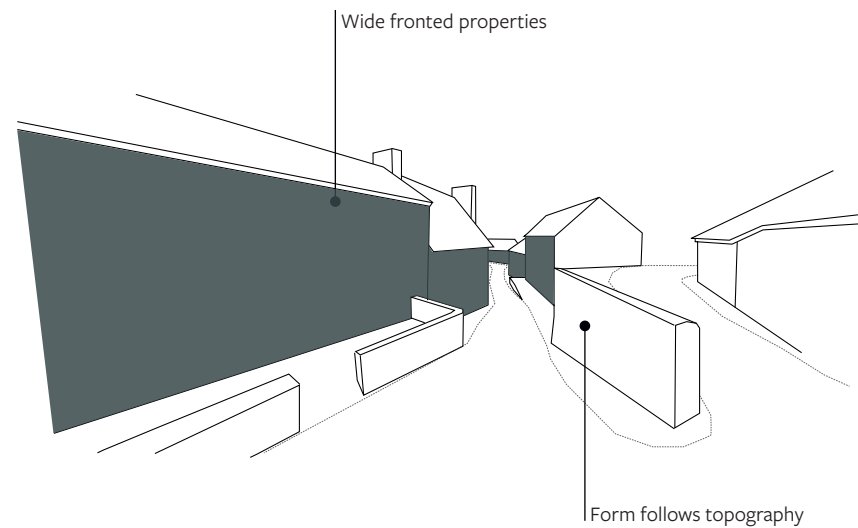
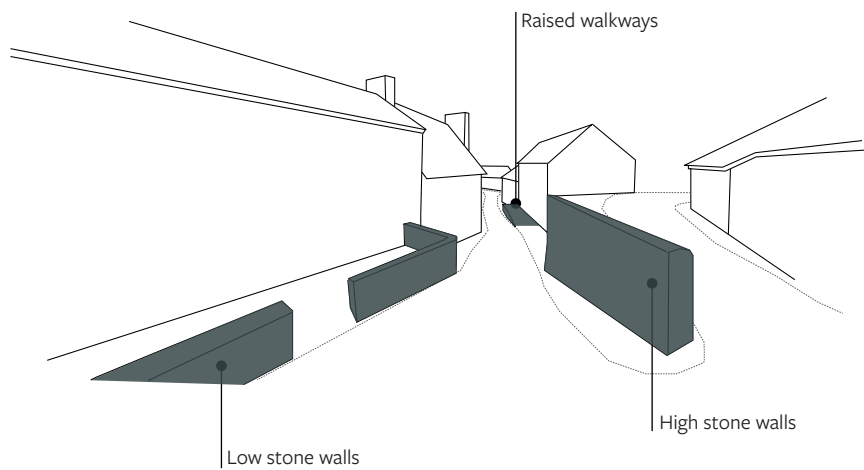




Character summary



- Wide fronted properties throughout the village
- Material mix of stone, render and slate
- Less detached properties and more terraced and semi-detached
- Both varied and consistent building lines
- Front gardens and setbacks
- Strong enclosures and strong stone wall boundary treatments
- Low front boundary walls and high flank walls
- Properties accessed via drives and alleys, clusters behind main route
- Single storey detached and link attached out-buildings
- Few porches but several canopies above doors. Mix of canopies and deep reveals
- Prominent chimneys, some projected
- Balanced facades integrating vehicle entrances



Interpreting character - initial precedents



Interpreting character - initial precedents



Devon longhouse:



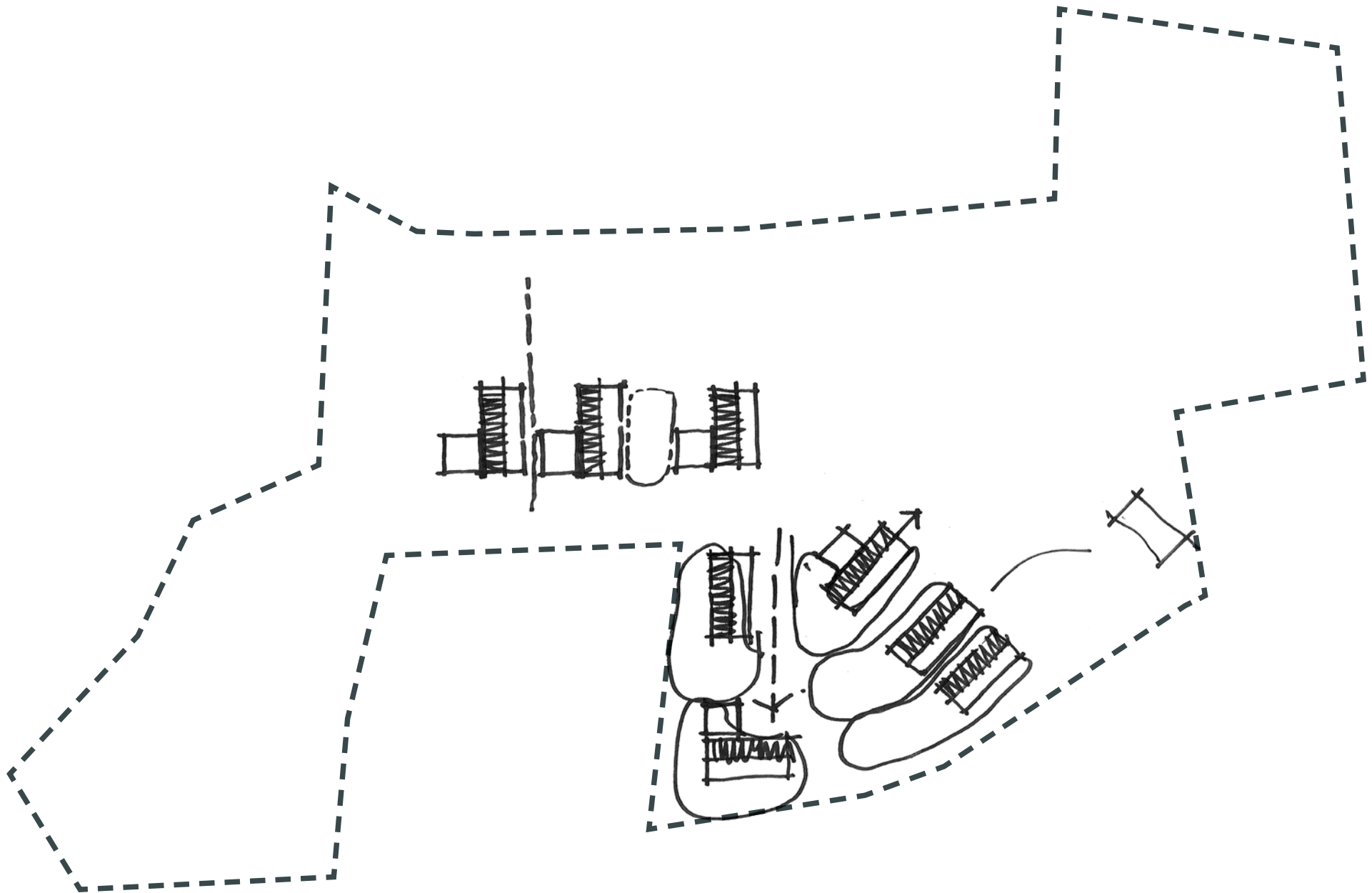


Above: precedent images

The outline approved plan



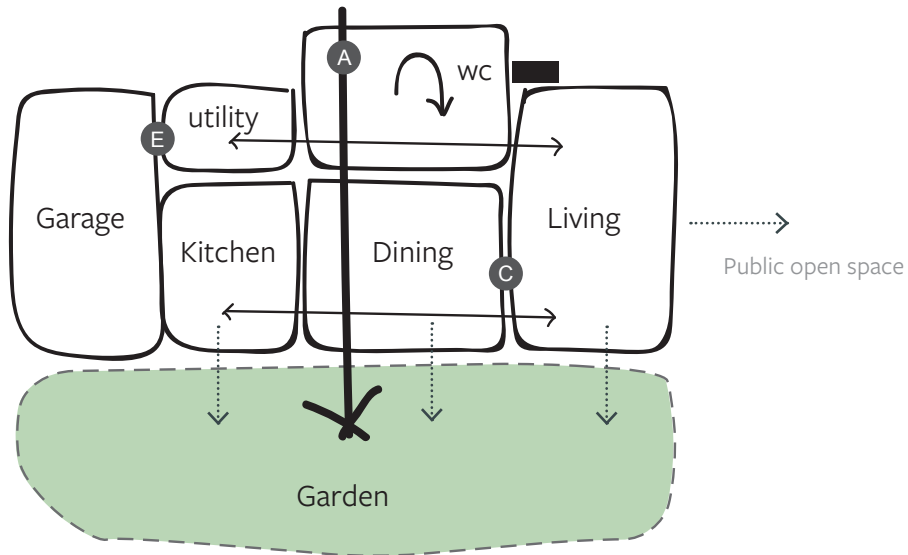
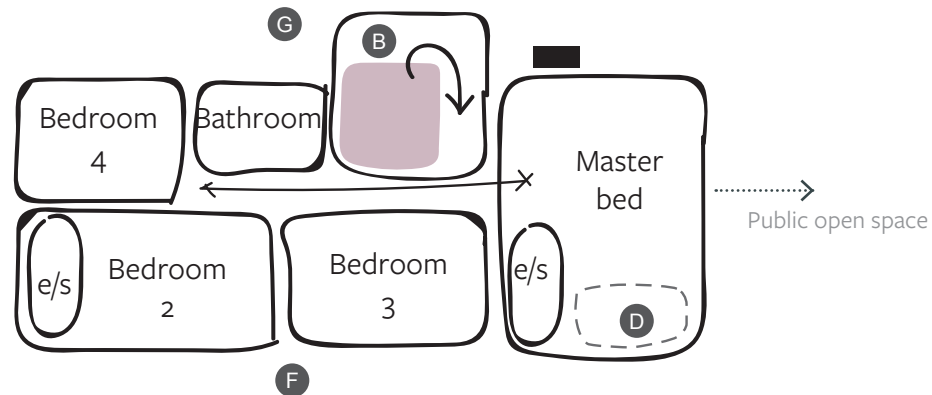
Concept development - layout



Developed layout



Concept development - housetype principles



- A** Access and visual link from entrance hall to rear of property/ garden
- B** Feature staircase and gallery landing at centre of home
- C** Choice of open plan living or separated spaces with link through each room - much like a traditional Devon longhouse
Living spaces sit on the southern aspect/ open onto garden
- D** Opportunity for south facing private terrace, with views across public open space
- E** Practical linking of kitchen - utility - garage
- F** Bedrooms overlook south aspect/ garden
- G** Circulation - family bathroom - wc - and other secondary spaces front northern aspect

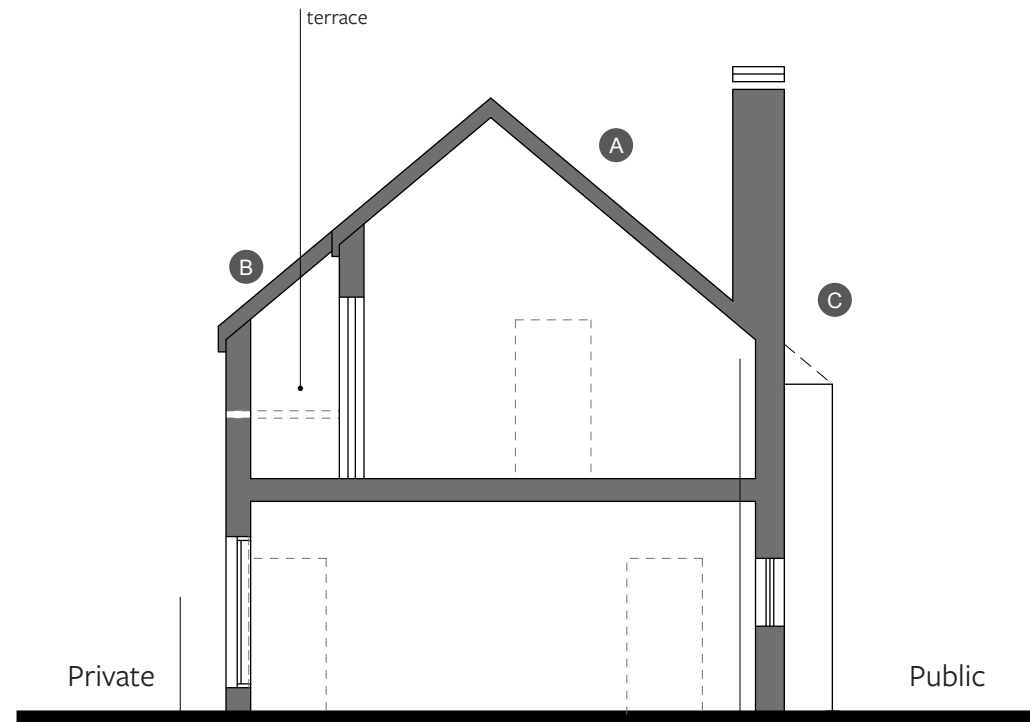
Example - plots
4,5,6,7 & 8



Concept - Devon longhouse principles

Concept development - the house

- A Proportions similar to those found in the village
- B Contemporary features, larger areas of glazing, sliding doors and terraces found on the 'private' sides of houses, and where possible, overlooking south facing gardens.
- C More traditional features viewed from the 'public' side of the house or road - ventilation/chimney stacks, porches, modest windows.



contemporary interpretations of traditional features -
exposed joists, painted brick



feature windows
onto green or open
spaces



vaulted ceilings to maximise
feeling of space



Developed layout



