



A Design Guide for Madron Parish

(Made version of the Neighbourhood Planning
Regulations 2012)

ABSTRACT

A design guide supplement to
the Madron Parish NDP

Authors:

Madron Neighbourhood
Development Plan Team
dated May 2023

Contents

	Pages
Introduction	3
Parish Description	5
Location	5
Landscape	5
Parish History	5
Built Environment	6
Environmental Considerations	8
Design Guide and Recommendations	10

Introduction

The National Planning Policy Framework (NPPF, 2018) places good design at the heart of the planning system, noting that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities” (paragraph 124). The NPPF envisages Neighbourhood Plans as being involved in encouraging good design by supporting local design guides such as the Cornwall Council “Cornwall Design Guide”. Neighbourhood Development Plans can be supplemented by design guides or codes and these can be produced guided by the Locality Toolkit “Achieving Well Designed Places through Neighbourhood Planning”.

This document is a supplement to the Madron Parish Neighbourhood Development Plan. It describes the Parish of Madron as it is today, highlighting its qualities and unique features. Both documents should be read together to implement future design and planning philosophy. The aims of this guide are to:

- a) To inform any new developers and local residents of the characteristics of the Parish, as identified within this Statement, and of the need for retention and improvement of key features and facilities including the provision of the correct levels of infrastructure, facilities and public transport.
- b) To take into account all environmental matters, as defined in this Statement, to ensure that quality of life is not only maintained but enhanced wherever possible.
- c) To protect the heritage and architecture of the village and settlements, thus ensuring that a tangible representation of Madron’s past is retained whilst providing a sound base on which to plan and design future growth, thereby enhancing the built environment.
- d) To conserve and enhance biodiversity, natural heritage & landscape and to ensure that these elements are properly protected, managed and enhanced. Detailed towards the end of this Design Statement are a series of design guidelines and recommendations which should be taken into account, accommodating all of those principles, to enable the local character and distinctiveness of the parish to be maintained and enhanced.

The process used in developing this Parish Design Guide has been based on the following seven principles from the Locality toolkit. Designs should:

1. Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (paragraph 127a of the NPPF);
2. Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping (paragraph 127b);
3. Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) (paragraph 127c);
4. Establish or maintain a strong sense of place, using the arrangement of streets, spaces, and building types and materials to create attractive, welcoming and distinctive places to live, work and visit (paragraph 127d);

5. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks (paragraph 127e);
6. Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (paragraph 127f); and
7. Be adaptable and resilient, able to adapt to changing social, cultural, economic and environmental circumstances, and lend themselves to good maintenance and stewardship.

Whilst the majority of new development will be subject to planning control, there are a myriad of minor day-to-day changes which also have an impact on our environment, such as minor adjustments to homes, gardens, hedges, wildlife areas and open village spaces which impact on the look and feel of the village. It is hoped that households, businesses and Local Community Groups will also take the recommendations in this statement into account.

There are no hard and fast single design solutions to shape future developments, as styles of living will change and more environmentally friendly building techniques are developed. None of these changes should, however, fundamentally change the nature and feel of the existing communities and the relationship of the built environment to the natural environment. In fact we should be encouraging the improvement of the co-existence and appearance of these relationships wherever possible, managing change rather than trying to prevent it.

Parish Description

Location

1. Madron is a large rural parish on the Penwith peninsula north of Penzance, bounded by the parishes of Sancreed and St Just to the west, by Zennor and Morvah to the north, by the parish of St Buryan, Lamorna and Paul in the south and by the parishes of Ludgvan and Penzance to the east. Madron village is centred on an elevated site approximately two miles (3 km) northwest of Penzance town centre. Other than Madron itself, the main hamlets are Bosulow, Tredinnick, Lower Ninnis, New Mill, Trevaylor, Rosemorran, Bosulval, Trezelah, Badgers Cross, Newbridge and Tregavarah.

Landscape

2. The landscape character across the parish is described in Cornwall Council's Landscape Character Study¹ as Landscape Character Area CA03, and is detailed in the Landscape Description Units 276 and 282, with the key features being:



“The core of an exposed, windswept granite peninsula rising to a chain of gently rounded hills with prominent rocky outcrops. Rugged boulder-strewn moorland of Lowland Heathland, bracken and scrub on the upland areas. Open landscape with few trees except ilinear broadleaved woodland in small river valleys, shallow depressions, and around farmsteads. Prominent rocky outcrops.”

3. Approximately 80% of the parish rural landscape lies within the West Penwith Area of Outstanding Natural Beauty (AONB)². The southern part of the parish lies within the former West Penwith District Area of Great Landscape Value (AGLV). The parish contains seven County Wildlife Sites, areas of Ancient Woodland, and 166 Historic England listed sites, buildings or scheduled monuments.

Parish History

4. Evidence exists of settlements in Madron from the Neolithic age. Ancient sites including quoits and stone circles, are among evidence of man's prolific activities in the Parish over the past 5000 years. Lanyon Quoit and Men-an-Tol are iconic examples of this ancient period in the parish history. Madron is recorded in the Domesday Book. It was within the Manor of Alverton, an area in the Anglo-Saxon and medieval period that formed much of what is now

¹ <https://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-assessment/>

² OS Explorer 102

the southern part of West Penwith. Evidence of early habitation at Madron is in one or two inscribed stones. One was found in the wall of the St Maddern's Church and has since been removed. The church itself was once under the control of the Knights Hospitallers of Jerusalem who turned the living of Madron from a rectory to a village in 1309. The Knights at Landithy made it a centre of hospitality and a stopping place for travellers. Madron Wishing Well was, until the C18th, the principal source of water for Penzance and Madron. The new St Maddern's Church was consecrated by the Bishop of Exeter on 12 July 1336 but was not completed until 1500. Until the C19th St Maddern's Church was the mother church of Penzance. A short distance from the Wishing Well is the ruined Baptistry which has been dated to the C6th. Spring water from the well feeds into a stone basin in the SW corner of the Baptistry. A low altar stone is against the eastern wall and stone seats line the walls. George Daniel of Laregan in his will of 1710 founded a free school for the Children of the Parish and had it built close to the Church wall. The current primary school again bears his name as Madron Daniel School. Following the news of Nelson's victory at Trafalgar, the news was formally announced from the balcony of the Assembly Rooms Penzance (now the Union Hotel), a memorial service was then held at St Maddern's church and the Nelson banner was paraded for the first time and the bells of the church were rung. An annual Trafalgar Service commemorating the death of Nelson was started on 27 October 1946 which continues to the present day. The Penzance Poor Law Union was founded 1837 and the Workhouse, designed by G Gilbert Scott and William Bonython Moffatt, was built in 1838 in Madron. The Poor Law Union served the 19 parishes of W Cornwall, replacing the village poor houses in each parish. Evidence of tin streaming at Lanyon dates from the medieval period and the Ding Dong mine engine houses are reminders of mining activities in the Parish from the C18th to C20th.³

Built Environment

5. The Parish stretches from Buryas Bridge in the south to the Tinnars Way in the North, and from Great Bosulow in the West to Badgers Cross in the east, and almost straddles Penzance in the south east and Newlyn in the southwest. Madron Churchtown is the most significant built environment in the Parish, having experienced the greatest impact of housing developments since 1945. A number of historic settlements are spread throughout the Parish, with Great and Little Bosulow in the west and, across the Penwith moors eastwards, to settlements at Boswarthen, Carfury, Boskednan, Tredinnick New Mill, Rosemorran, Kenegie and Badgers Cross. These settlements have remained small and have not been subjected to the major development pressures of Madron Churchtown. Inter-connection between these settlements is not easy, as roads pass only through Madron and New Mill, running northwest in each case with few if any intersections. Rosemorran, Kenegie and Badgers Cross are accessed via the B3311 to Nancledra. The remainder of the parish consists of scattered farms and dwellings and currently only 5 dairy and 9 beef farms remain in operation. In the north of the Parish moorland stretches across from Men Scryfa in the west to the north of Mulfra Quoit at



³ Wikipedia last edited 17 Dec 2019 includes local references from PAS Pool, The Cornishman, Canon Jennings, Cornwall Record Office and Madron's Story by Dundrow and Jenkin.

Bosporthenis and Porthmeor Commons (Lady Downs) in the east. Approximately 80% of the Parish is an Area of Outstanding Natural Beauty (ANOB). There are at least seven County Wildlife Sites and also areas of ancient woodland. The southern part of the Parish is an Area of Great Landscape value (AGLV)⁴. The Playing Field in Madron Churchtown was established in 1935. The recently refurbished Pavilion was erected in the 1960s. The Field has a children's play area but the Field can only be accessed via minor roads which are often busy with traffic from the surrounding houses.

6. The Parish has 115 listed buildings and features that have statutory protection⁵, which include



the grade I St Maddern Church, the rest being grade II buildings, including houses at Trewidden, Trengwainton, Kenegie and Trevaylor. Listed features include the ancient wishing well and baptistery, Lanyon Quoit, Men-an-Tol, Mulfra Quoit and Chysauster Courtyard House Village. The north of the parish is littered with examples of our early industrial heritage, with significant remains of engine houses on the Ding Dong mine site on the Greenburrow shaft, Ishmael's shaft at Boskednan, and Tredinnick, which are grade II listed⁶. Archaeological sites abound (5), making the Parish a rich historical resource with an international reputation. Madron Village accounts for 33 of the 115 listed sites and buildings being 29% of the total listed.

7. The population of the Parish is small, only 1569 on the 2011 Census. Adaptation and development of existing pre 1900 farmhouses and buildings as dwellings has taken place throughout the Parish from the 1960s, particularly at Boswarthen and New Mill. Kenegie Holiday Village is a significant tourist resort in the east of the Parish developed, in the 1970s on the Kenegie Manor site.

8. Since 1945 considerable social housing development has taken place in the Parish to meet local housing needs but only in Madron Churchtown, which has experienced the greatest impact from development and change. The Trelawney Estate and the Swedish wood houses in Kennel Lane⁷ were built in the late 1940s. Senior citizens' bungalows were built on the site

⁴ Environmental Baseline and Plan Context. Madron. From Cornwall Council Aug 2019.

⁵ British Listed Buildings Madron Cornwall. History in Structure.

⁶ Ding Dong – A History Peter Joseph and Gerald Williams 2014 Trevithick Society

⁷ . Between September 1945 and March 1946 The Swedish Government exported 5000 prefabricated wooden houses which were adapted by Ministry of Works and stored at docks for allocation in rural areas to support farm workers. Some survivors have now been listed!

of the demolished Hillside, and Vingoe's Rows and the cottages in Fore Street backing onto Trebean Nursery in the late 1950s⁸. The sale of the Penzance Union Workhouse site and buildings to West Penwith Rural District Council (WPRDC) in the early 1950s led to the development of the Parc Abnac Estate on this site in the early 1960s⁹ and existing suitable workhouse buildings were developed as dwellings (the Lodge Mount View) and for commercial use (the Abattoir Tally Ho)¹⁰. In 1970 additional housing was added to the south of Trelawney estate and following the demolition of the Swedish wood houses in the 1980s, senior citizen bungalows and housing were built on the site in Kennel Lane. From the 2000s to the present day there has been further development of social and private housing in Aldreath Road at Vingoes Lane, Hillside Parc and Trafalgar Fields¹¹. Landithy and Churchway private housing was developed on the Landithy Farm site with some houses being granite faced to blend in with existing houses on Church Road. Further development has taken place there recently. Following the 'right to buy' the estates are a mixture of social and private housing¹². Post 1945 buildings in the Parish are generally built with rendered rather than granite exteriors. Madron Churchtown has an eclectic mixture of



New houses, Ensign Way, Madron



Madron village, conservation area

housing from ancient cottages to substantial houses from the C17th to C20th. The Arts and Crafts Landithy Hall and adjacent houses date from 1909 and have a fine dressed granite exteriors with detailed interior designs. The Halls are in constant use and are a valuable social asset for the community. The Methodist Chapel and Sunday School was built in 1902. The Sunday School is used for a range of community events.¹³

Environmental Considerations

9. There is a fluvial flood risk along the river corridors identified in the Madron NDP. There is also a surface water flood risk in the parish, most notably in the centre of Madron, along the rivers and at multiple places along the A30, some rural roads and footpaths. Solutions to address

⁸ built by C E Christian, Newquay – Roger White

⁹ Peter Scrase Workhouse research

¹⁰ Commercial use of existing workhouse buildings: Slaughterhouse/Pickfords, Butchers, Piggery, Builders, Storage sheds – Roger White

¹¹ .309 dwellings in Madron Village, 199 dwellings built since 1925. 66.4% since 1925.

¹² The Right to Buy Scheme was introduced in 1980 and is designed to help council and housing association tenants to buy their homes at a discount.

¹³ Information received from long standing local residents

this risk should include Sustainable Drainage Systems (SuDS) and Natural Flood Management (NFM).

10. The lower part of the parish is in a Critical Drainage Area including the development zone in Madron village. Development in this area must be designed to reduce any harmful downstream impacts.

Design Guidance and Recommendations

The following points are provided as a general guidance to ensure that any new development or extension is not built to the detriment of the Parish but has a positive effect on the quality of the environment, both built and natural.

Building Style and Detail

- 1) Special care should be taken to maintain and enhance the rural character of the diverse settlements which make up the Parish.
- 2) Existing building lines should be respected and no new development should exceed two storeys.
- 3) Flat roof buildings or extensions should be avoided and traditional materials should be used wherever possible.
- 4) Where stone cladding is proposed this should look as natural as possible and not appear to have been “stuck onto” walls in an unnatural pattern or shapes.
- 5) Timber/uPVC cladding planks should be avoided as there are no precedents within any Madron settlement.
- 6) The design of any new building or extension may be of a contemporary design but should respect the scale, style, external building materials and character of not only existing adjacent buildings but also the area in which they are located.
- 7) All new buildings should be designed to reflect existing building lines and roof heights; they should relate well to any existing period character of the location.
- 8) The use of low carbon sustainable design should be encouraged wherever possible.
- 9) The building to plot size ratio should be considered in relation to that of neighbouring properties and should not be significantly different.
- 10) Non-residential rural development should be similar in form and scale to older farm buildings in the village or rural settlements, wherever possible.
- 11) Similarly, any new industrial buildings should respect the village and settlement environment, in terms of scale, external building materials, design and colour.
- 12) The demolition of unlisted buildings of merit should be avoided wherever possible.
- 13) The incorporation of renewable energy sources such as ground and air source heat pumps should be encouraged; also solar panels, which should be an integral part of the roofing materials wherever possible.
- 14) All new developments should be designed to incorporate the guidance in the Cornwall Council “Cornwall Design Guide”¹⁴.
- 15) Developers should provide accurate elevational drawings and a list of proposed materials, showing how the design of the building will appear in relation to its neighbouring buildings and surroundings.

¹⁴ <https://www.cornwall.gov.uk/media/vzkd4iaj/cornwall-design-guide-december-2021.pdf>

- 16) Alterations and additions should reflect in proportion, detail and materials, the style of the building to which they are attached. Particular attention should be paid to the design of extensions and porches, and the siting of satellite dishes.
- 17) All new larger developments should incorporate facilities for electric vehicle charging.
- 18) Parking surfaces should be permeable.

Environment, Open Spaces and Landscapes

- 19) Where possible efforts should be made to retain or incorporate generous landscape spaces or verges between developments and pavements.
- 20) Any new development or extension should respect existing trees and tree removal should be resisted; if unavoidable, then mature replacements should be provided. Wherever possible more trees should be planted than are removed. The retention of mature trees and hedges and the planting of trees in new developments are essential to the rural atmosphere of the settlements.
- 21) Property boundaries should be hedges rather than fences or walls.
- 22) Developments should be designed to respect the existing landscape framework of the Parish and should retain and incorporate existing landscape features into the proposals. New green spaces should be created on larger developments.
- 23) Development proposals for more than 50 dwellings or non-residential structures of 1000 square metres within a Critical Drainage Area should demonstrate Natural Flood Management measures such as land management, tree planting, hedge restoration etc, or exceptionally make provision for them offsite.¹⁵
- 24) Replacement dwellings should enhance habitat connectivity and flood management by retaining trees and green corridors and using permeable surfaces.

Wildlife

- 25) The following list of requirements from the Cornwall Council Biodiversity Supplementary Planning Document are of particular relevance to Madron Parish and developers are strongly encouraged to address these and demonstrate best practice in how wildlife is protected and enhanced through the proposed development.
 - a. Developments of over 10 dwellings should provide a balance sheet or table, setting out quantitatively the habitats to be lost and gained.
 - b. New developments should have lighting plans informed by site ecological surveys and should seek to retain dark corridors.
 - c. Landscape planting should be sympathetic to local native species and habitats and avoid species known to be invasive in Cornwall.
 - d. Public Open Spaces should be designed to encourage biodiversity, particularly habitats that are not well-represented locally such as woodland and wetland.
 - e. At least one integrated bat box should be included in each new dwelling in a suitable position.
 - f. Habitat linkage should be provided for hedgehogs, including 13cm x 13cm holes in the bottom edge of new fencing to allow them access to large areas.

¹⁵ Cornwall Climate Change Emergency DPD.

- g. At least one bird box for swifts, swallows or house martins should be integrated into each new dwelling in a suitable position.
- h. A barn owl box should be provided on appropriate developments where they are situated 1km from main roads.
- i. Bee bricks should be provided, one per 2 residential dwellings.
- j. Cornish hedges should be retained in the first instance. Where they will be affected by development, suitable mitigation is required and any loss should be compensated elsewhere, resulting in a net gain in Cornish hedge length.
- k. Cornish hedges retained in developments should have undeveloped buffer strips alongside them. These should be a minimum of 2m wide for residential development and a minimum of 5m for industrial developments.
- l. Ideally Cornish hedges will be retained in the public realm where sympathetic management can be guaranteed. Where Cornish hedges are retained but 'sandwiched' between back-to-back gardens this should be counted as 50% loss of hedge and be compensated for.

Highways, Lanes, Bridleways and Footpaths

- 26) No development should detract from the existing network of footpaths, bridleways and lanes.
- 27) The rural character of footpaths, bridleways and lanes should be maintained by avoiding inappropriate surfaces, markings, signs or street furniture.
- 28) Boundaries to footpaths should be sympathetically defined by using indigenous trees and shrubs.
- 29) Appropriate tree and landscape management should be carefully and appropriately applied.
- 30) Opportunities to develop facilities for cyclists and pedestrians should be encouraged.
- 31) The layout and design of new developments should consider the implications on existing traffic movements.
- 32) Developments that require road changes that would increase speed or contribute to traffic congestion should be avoided.

The End