

Addendum to the Outline Heritage Summary

Modbury: Land adjacent to Old Traine and Ayleston Park

18th December 2020

Matt Jackson

Introduction

This addendum relates to the Outline Heritage Summary produced by Land & Heritage on the 11th November 2020, ref. no. J000173.

The outline heritage summary identifies the heritage constraints of the land adjacent to Old Traine and Ayleston Park, in relation to potential development proposals. This parcel of land is being considered for construction of approximately 40 houses, and is seeking allocation within the Modbury Neighbourhood Plan.

The heritage summary identifies that development of the site will have some form of negative impact upon the heritage setting, and suggests some considerations for reducing the level of impact.

Following this, a potential indicative layout has been produced for the site to RIBA stage 1, which explores the feasibility of developing the site with the lowest possible level of impact.

Potential Impact & Mitigation

The outline heritage summary considers the potential impact of developing the land, and suggests possible mitigation measures within the design:

“Development of the site will have some form of negative impact upon the landscape and heritage assets, the level of which will vary based upon proposed schemes. If the proposal were to develop the entire site with a modern housing estate, based upon detached and semi-detached houses, then the negative heritage impact would be high.

It would be possible to design a development that has a lower impact on the surrounding heritage assets, by careful use of planting and screening, and by using the site topography to full advantage. This could be achieved by designing a terraced, linear development, made up of a double row of ‘attached’ houses of varying sizes and styles, more typical of Modbury. Good examples of this can be seen in Poundbury, Dorset, where new development consists of a range of traditional styles.

It is essential that every effort is made to protect the area immediately to the south-east of Old Traine. This could be achieved by creating a small meadow or green space immediately to the south-

east of the Old Traine group of buildings. Enclosed by a new native hedgerow, this would act as a significant screen to the new development.

A well-designed development, that reflects the traditional layout of Modbury, may also work to soften the impact of the Ayleston Park development. A terraced, linear development may breakdown the 'blocky' plot nature of recent intrusions when viewed from higher ground."

The project team have taken these observations into consideration, and proposed an indicative layout, which is shown below.

Indicative Layout



Indicative site layout (by Studio Agora)

The indicative site layout shows a linear street, made up partly of a pedestrian section at the lower south west end. The street is set out to be representative of the Modbury vernacular, with houses forming a continual row without garden frontage. Larger 'town houses' provide flats in the lower south east area, and efforts have been made to keep the development as far as possible from the Old Traine buildings. To the north and west, a green belt screens the Old Traine area, and continues the public right of way along a similar route. Parking areas to the rear of the properties are constructed of cellular modules to provide green open spaces, adjacent to the rear gardens of the properties.

The entrance to the proposed development is via Ayleston Park, where existing access to the field was established in anticipation of further development. The road snakes around to the south east, before turning back to the north west, and joining the upper 'street'. This has been arranged so in order to achieve the correct incline on approaching the site. It has also led to the creation of a secondary 'street' at 90 degrees to the main axis.

Heritage Impact

At this early RIBA design stage 1, it is only possible to judge the potential impact at a very superficial level. The scheme does however take into account a number of the mitigation suggestions in the Outline Heritage Summary. The key points are:

- The indicative layout provides a relatively large buffer strip between the proposed houses and the Old Traine cluster of heritage assets. This includes a meadow strip with traditional Devon bank boundary, tree planting, and a 'green' parking area.
- The linear layout is representative of the Modbury town vernacular, which is more sympathetic when viewed from the church and surrounding higher ground, as well as being layout more typical of Modbury at its core.

The heritage impact of the proposed indicative layout is significantly lower than that of a traditional, evenly spaced housing development of detached houses. Overall there is a negative impact on the heritage assets adjacent to the site, and to the heritage setting, however the mitigation suggestions have been included to limit this. Given the target housing density of 40 units, it allows for a generous green buffer between the development and the cluster of grade II and II* buildings that form Old Traine. The proposed layout will still have an impact upon the wider, landscape setting of Modbury and its rural situation, however once again the layout is more in keeping with the local vernacular and narrative.

References

Modbury 'East of Ayleston Park' Feasibility: Studio Agora (13/12/2020) **Attached**

Outline Heritage Summary: Land & Heritage (11/11/2020)

MODBURY FEASIBILITY

20/12/13

Land of Aylestone Park





MODBURY 'East of Ayleston Park' FEASIBILITY

The following study illustrates a collection of some initial ideas and concepts. The plan overleaf is indicative at this early stage and is one option for the development of the site with more options to be explored inline with the design process.

In last month's Messenger we announced that the Rogers family, owners of the land to the east of Ayleston Park, have offered the two adjacent fields for community use in order to complement the proposed housing development. We are working closely with SHDC Community Housing Team to produce an overall plan for the area which will best meet the wishes of the community for well integrated affordable housing, public open green space and protection and improvement of biodiversity and habitat for wildlife. Recent events have made us all aware of the importance of accessible green spaces for exercise and wellbeing. Concerns about Climate Change have highlighted the need for housing to be energy efficient and sustainable. We have all these factors in mind when producing this plan. We will seek support for planting and landscaping from a variety of sources. The Modbury Society has already promised support and we will be applying to other organisations such as the Woodland Trust for help and advice. The Feasibility Sketch opposite is an illustration of how the proposed development and green open space could work together.

Key points for consideration in the design of the housing development include:

- Enhancement of the existing public right of way by planting and visual connections to spaces
- Creation of a green buffered zone for the residents of Ayleston Park and Old Traine.
- Layout and design taking into account views from within the AONB and in keeping with the rural landscape.
- Flexible housing to accommodate the current and future needs of the community, using innovative design and vernacular materials.
- A woodland planting zone to provide a green view and experience on entry to the site.
- Creation of outside spaces to provide a strong community feel.
- Planting to create green screening and a strong connection to the adjoining land.

Suggestions for the use of the green open space:

- Planting of native trees, shrubs and plants to improve habitat and biodiversity.
- Improved access with a continuation of the path from the Millennium Meadow to run along the side of the stream and a new bridge to the south facing field adjacent to the bottom of Ayleston Park and the proposed housing development.
- Safe natural play spaces for children to build health and confidence.
- Native planting to create a community woodland, wildlife corridor and public open space. Carefully managed and seeded over time to improve the habitat diversity of ground flora, and native shrubs and trees. To build on existing community celebrations, gatherings and educational events happening around woodland and rural skills.
- Seating in south facing field to take advantage of sunny location.

BRINGING IN NATURE



Green Street Design
Integrated green elements designed into housing design



Green Street Design
Integrated green elements designed into housing design



Devon Banks
Devon bank hedging to dwelling boundaries providing layered green views



Permeable Grass Parking
Green parking areas to create a rural feel



Context
Natural setting enhanced through biodiverse planting in conjunction with architecture

ENHANCING LANDSCAPE



Natural Play
Safe spaces for children to play to improve relationship with natural world



Seating
Sunny south facing bank for seating and play



Woodland Planting
Native planting to create wildlife corridor and public open space for community gatherings



Bridge and Paths
New bridge and paths to make the stream and path network more accessible



Wildflower Meadows
Wildflower planting around PROW pathways and around flood relief bund

INNOVATIVE HOUSING



Innovation
Design to provide innovative housing solutions - individual, terrace, multiple typologies to be explored



Flexibility
Dwelling design to cater for future change of occupants or multi generation living



Materiality
Local materials and architectural detailing to used to tie into Modbury's local vernacular



Low Energy
A fabric first approach to provide low energy homes



Social Interaction Spaces
Creation of social spaces to create a strong sense of community

all images are indicative examples



Feasibility Layout

Design Points

LEGEND

- 1 building buffer zone to Old Traine
- 2 street pattern layout akin to modbury vernacular
- 3 street 1 - shared street zone surface
- 4 street 2 - dwellings fronting PROW
- 5 dense planting to meadow hill
- 6 green corridor view on entrance
- 7 grass crete parking areas with planting
- 8 green terraced link
- 9 2 storey apartments with basement parking
- 10 townhouses with basement parking
- 11 entrance green retaining walls
- 12 increased planting to boundaries
- 13 prowl
- 14 wildflower meadow
- 15 devon bank with hedge as dividing lines

LAYOUT

The layout provides the following dwellings (number & type):

- 2 x 4b8p
- 6 x 4b6p
- 11 x 3b5p
- 11 x 2b4p
- 2 x 2b3p
- 8 x 1b2p

total 40 units

The layout has been developed in accordance with the below policies:

In accordance with **DEV10.5 - Outdoor amenity Space**.
The current proposal meets the requirements as set out below:

- detached dwelling achieves > 100sqm
- semi-detached dwelling achieves > 75sqm
- apartments 50sqm per development plus 5sqm per additional unit - can include private balconies.

In accordance with **DEV29.3 - Parking Provision**.
The current proposal meets the requirements as set out below:

- 1 bedroom dwelling = 1 space per dwelling
- 2 bedroom dwelling = 2 spaces per dwelling
- 3 bedroom dwelling = 2 spaces per dwelling
- 4 bedroom dwelling = 3 spaces per dwelling