

# Design and Access Statement

Application for Detailed Planning  
Permission for two properties

Res PA20/10880 & PA20 / 10882

Land to East of Springfield Road

Rejerrah

TR8 5QA

REV B



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# Site Analysis

## Introduction

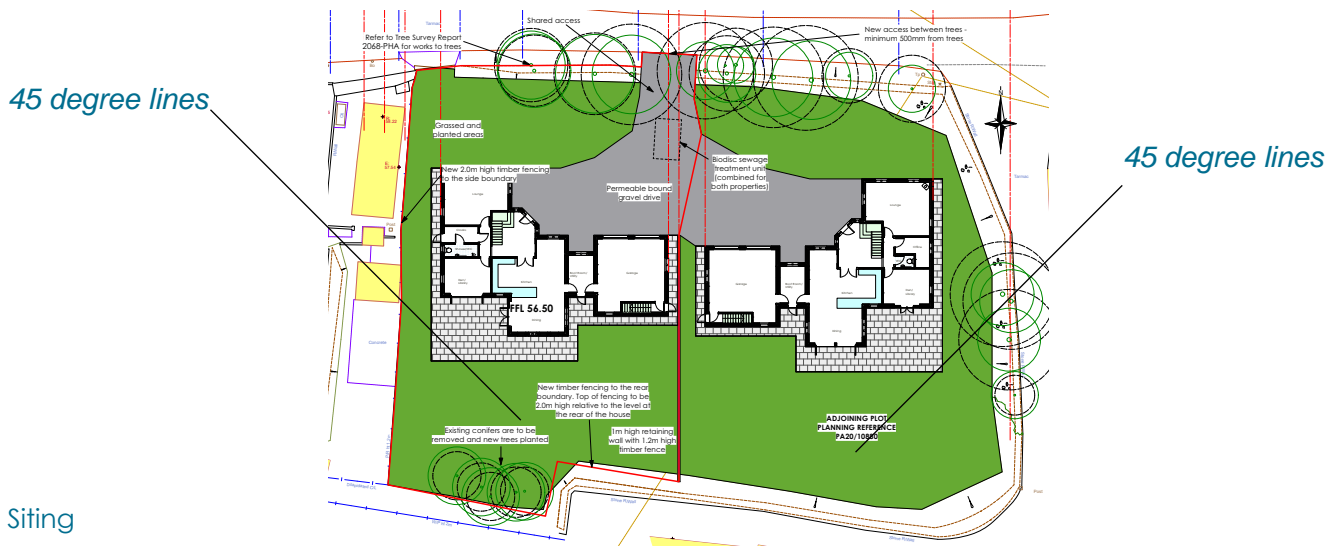
The Design and Access statement is part of a full Planning Application for two new properties adjacent Springfield, Springfield Road, from Tanner Rock to Sunset Strip, Rejerrah, TR8 5QA

The proposal comprises two 4 bedroom properties

This is a detailed application which has accompanied details such as an ecology statement under separate cover.

The site recently ( 2018 ) sought to obtain approval under an outline application for one property reference PA18/09751 - this being approved and latterly the application site has a pre-application for two properties ( per application made) reference - PA20/00882/PREAPP

This statement is to accompany both applications as referenced on the front page of the document.



## Siting

The properties are located within the site as to be outside for the 45 degree line of site for the neighbouring properties and to provide a suitable amount of amenity space to the rear of each property.

The existing trees to the boundaries for the site are to be retained as to maintain a privacy barrier to the existing properties.

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## Scope of Work.

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The applicant seeks to provide 2 new properties on the land.

Provision of the properties will be shown to include elements of renewable technology aiding in the 'Eco' aspect of new properties. This approach seeks to reduce reliance on supplied fuels such as Gas and/or electricity.

The use of Ground Source Heat Pumps, Potential for low U-Value timber frame construction, or Photovoltaic panels to roof will aid in a minimum 20% renewable contribution to which the Local Planning Authority can set as a requirement via condition.

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## Constraints

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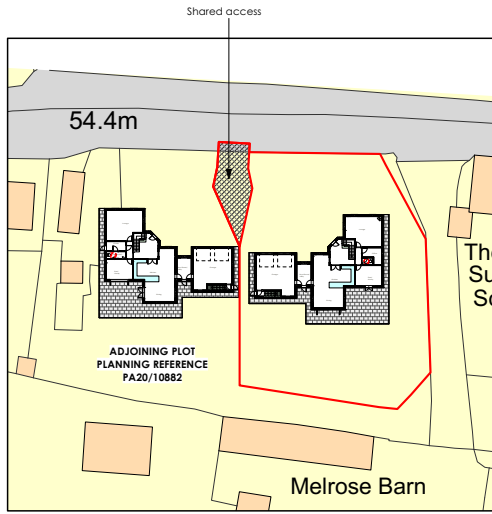
The site is not close to or impacted by either heritage assets or Sites of Scientific Interest.

The properties shall be detailed to fit within the land available, with no over dominance to other local properties, not to distract from their outlook.

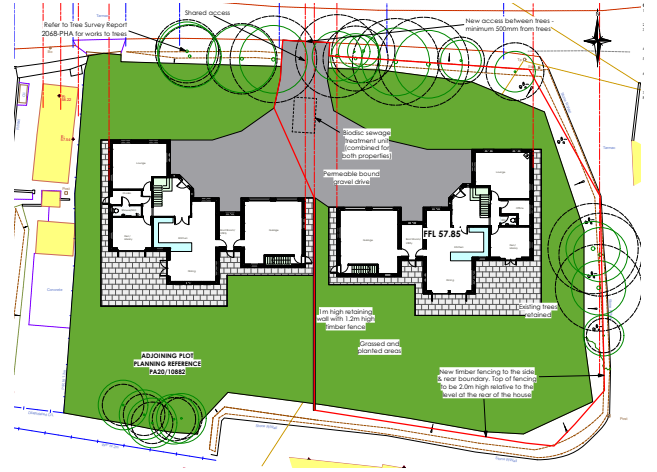
The site layout is to give a sense of place to the new dwellings within the local setting of Rejerrah. To afford this a singular site access to the properties is given to allow them to sit back from the road, giving them a sense of place to each other and not to dominate the streetscene.

The choice of materials is to echo that of the local area being that of a dominant rural styling. The materials to be Render, Board facing materials, Slate Roof and natural slate emulated facades.

# Plot 1



*Proposed Plot 1 Layouts  
Red Line Plot 1*



*Proposed Plot 1 Layouts  
Redline Plot 1*



*Proposed Plot 2 Layouts  
Ground Floor*



*Proposed Plot 2 Layouts  
First Floor*



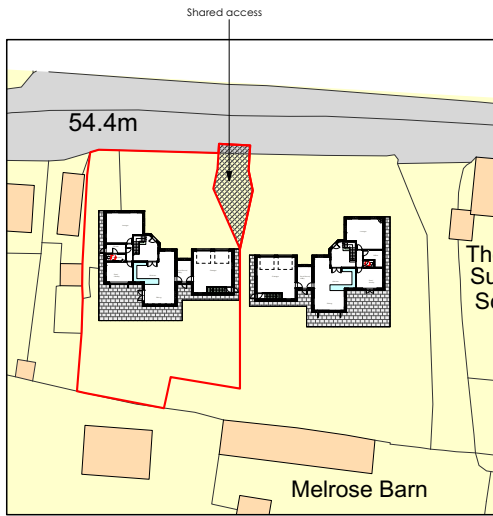
*Proposed Plot Front  
Elevation*



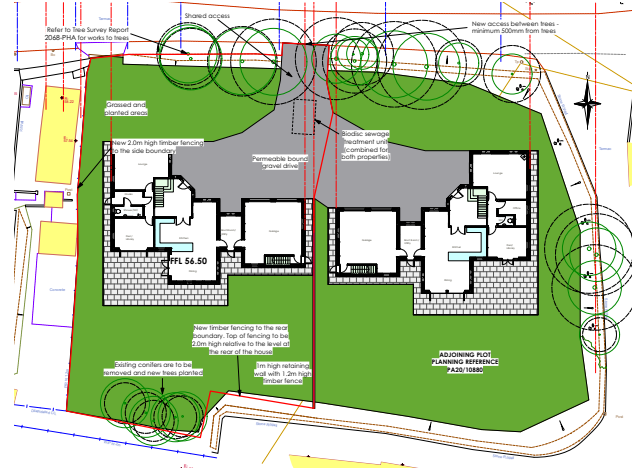
*Proposed Plot 1 3D  
View*

*Proposed Plot 2 Layouts*

# Plot 2



*Proposed Plot 2 Layouts  
Red Line Plot 2*



*Proposed Plot 2 Layouts  
Redline Plot 2*



*Proposed Plot 2 Layouts*



*Proposed Plot 2 Layouts  
First Floor*



*Proposed Plot Front  
Elevation*



*Proposed Plot 1 3D  
View*

*Proposed Plot 1 Layouts*

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## Amount and Scale

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The properties will be of equal sizes each totalling 328.8m<sup>2</sup> including integral double garages.

The amount is in proportion with properties within the vicinity

The predominant vernacular style is that of rural housing originally from groups of cottages and sporadic larger dwelling houses. The properties replicate this with articulated roof forms and articulated facades.



*Old Chapel and Old Sunday School (as designated on Ordnance Survey )  
is the property to east of side - with lower level garage.*

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## Appearance

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The properties are to replicate that in the local area.

As previously noted the site will have only one access whilst maintaining trees and hedges

The properties have been designed as not to invade privacy on each other of neighbouring properties.

The orientation of the properties is that to maximise the rising and mid day sun in to the rear of the property.



*Property and street Old Chapel and Old Sunday School*



*Property and street vista Springfield*



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## Sustainability

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A key aspect of the design has been to achieve [passivhus](#) standard for the property.

Each property will introduce energy saving design concepts and approaches.

This as a minimum to include;

Ground source heat pumps to foundation walls, the minimum 50Lm provision of this will be sufficient to provide heat to the property to a minimum temp of -5 deg before addition measures ( reliance from grid ) is required.

The provision of 8KW of Photovoltaic panels to the roof will provide a 30-40% reduction on standard requirements for electric supply to a property of these sizes. This could be coupled with battery storage increasing the reliance further on supplies.

Electric charging points for cars will be provided to each property.

All elements of external envelope will be designed to achieve 'U' values lower than current building regulations. Buildings being of timber framed construction, typically 0.19 w/m<sup>2</sup>k u-values. However increased insulation values will achieve 0.13/0.12 W/m<sup>2</sup> U Values.

Materials to be locally sourced where possible, where available recycled/reclaimed materials to be used/specified.

Low energy fittings to reduce CO<sub>2</sub> emissions including 'AA' grade appliances, high efficiency Ground course heat pump, Air source heat pump and PV technology. Heat recovery unit will also be included.

Low water usage toilets and sanitary fittings will be installed, a minim per person water usage of 90 Litres

Insulation materials will be zero o.d.p. rating.

Each property has been designed with the incorporation of an home office. The government has acknowledged that with the current changing times that the urban living dominance is no longer the required form. Many people can now work from home reducing the reliance on transport links being needed. To assist in this emerging trend, provision of access to high speed telecom infrastructure will be incorporated.

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## Policy

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Section 5 of the National Planning Policy Framework (NPPF) states - Paragraph 59 ' to support the Government's objective to significantly boost the supply of housing it is important that a sufficient amount and variety of land can come forward where it is needed and that land with planning permission is developed without delay.

In this regard the site, having had a reapplication submission with favourable feedback - the application should be considered a simple process and approval will allow the site to be developed within the next 12 months.

Paragraph 79 of the 2019 NPPF states:

"78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."

The proposed new dwellings will enhance or maintain the vitality of the rural community of Rejerrah and is therefore compliant with paragraph 78.

Paragraph 79 of the NPPF stipulates that planning decision should avoid the development of isolated homes in the countryside it does identify circumstances where development is permissible which include development that would reuse redundant or disused buildings and enhance its immediate setting. In addition paragraph 79 provides for new dwellings in rural areas for the design of exceptional quality and enhance the quality of the immediate setting. Given these parameters it is evident that the application meets this, furthermore the pre-application advice stated that two properties were acceptable.

The Cornwall local plan has been formally adopted and comprises a development plan, policy 2a Key Targets of the Cornwall local plan states that there is a requirement, overall for Cornwall, for the provision of 52,500 homes in the period 2030. The provision of two properties, whilst only a windfall, will go towards this overall target. It is also envisaged that the applicants will sell their former dwellings, thus releasing two properties back onto the local housing market. It is therefore noted that this application provides 2 additional properties.

Policy 7 of the Cornwall local plan provides guidance as to the special circumstances for constructing new housing in the countryside it does not address the innovative design circumstances are set out paragraph 79 of the NPPF. Policy 21 of the local plan provides policy support to ensure that the best use of land where encouragement is given to sustainably locate proposals that use this spoiled and degraded land where they are not of high or historic value. All of these parameters are met by this application.

Cornwall design guide

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## Policy

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Character design and landscape.

Section 12 of the National planning policy framework requires good design with paragraph 124 advising that local authorities should seek the achievement of high quality and inclusive design for all developments. Paragraph 1 to 7 states the need to ensure that development of visually attractive and sympathetic to the local character. This is also reinforced within policy 23 of the local plan.

The design of the buildings has been carried out to emulate the more Open Plan aspects to a village scene. Access to the site is via a single entrance leading to 2 properties. Whilst the properties are of the same design they are handed as to give an indication of separation and view between the main mass of the buildings. The accompanying street scene drawing shows how the properties fit into the vernacular style and follow the line of the existing properties in terms of roof lines. The properties have been designed with suitable roof articulation as to maintain interest in the roofscape.

The property in themselves have a sense of place given there is only one access to the site.

Materials

The materials palette chosen for the build has been consistent with the local plan design guide in so far as not to introduce high-level render panels that are more prone to suffer from lack of maintenance. The material chosen is that of a cementitious board with a through colour material.








All the materials chosen have been of traditional means such as stone or slate asked to replicate those in the local vernacular style and all to all intents and purposes maintenance free.

Aluminium windows have been proposed, their introduction being to prevent reliance on maintenance to keep the appearance as installed, furthermore to introduce a varied colour palette in the same regard.

Materials for the roof of that of slate likely to be dark grey similar to the Delabole type found locally.

## Materials

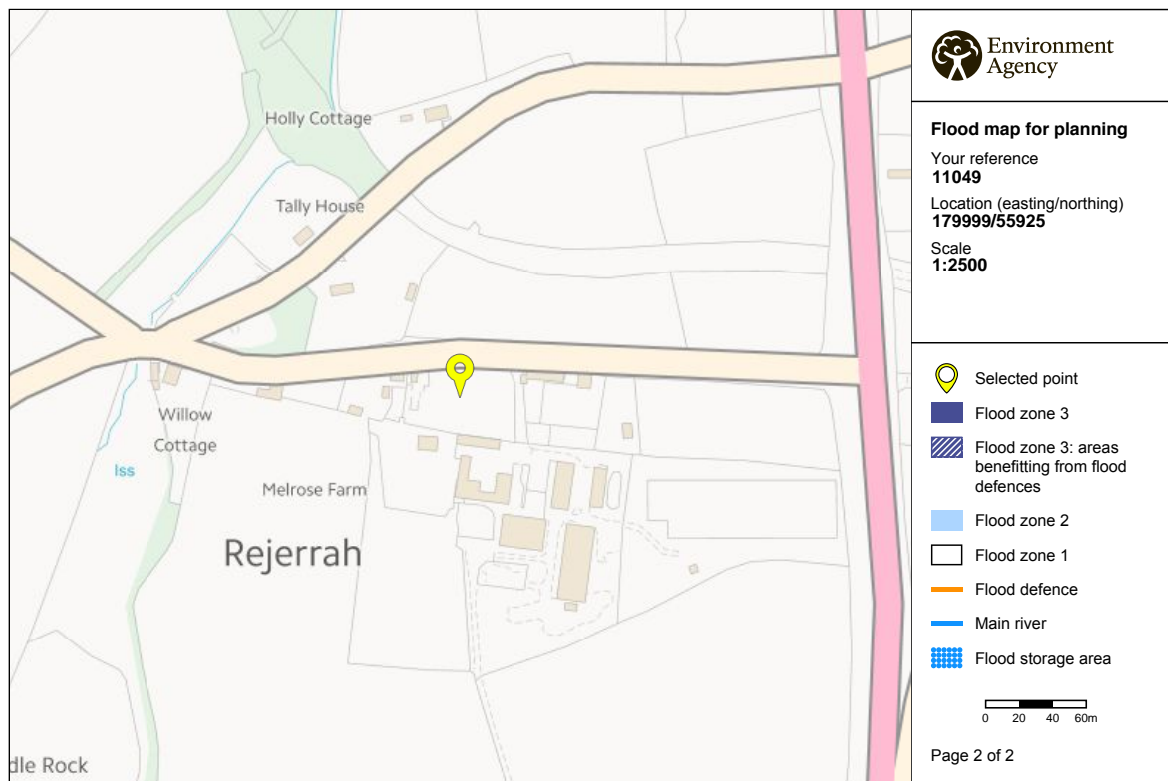
The property is designed to replicate the general rhythm of the street scene, with wider emphasis of the roof scape, the replication a property expanded over number of years - context to rural buildings.

Loctation	Proposed Materials	Notes
Walls Render		White/render
Walls Tier Stone		Autumn
Walls Panel	 <small>Cobbble Stone</small>	Cederal or similar upper panel - Light Mist.
Windows & Doors		Grey aluminium
Roofing		Slate roof tiles light slate grey
Fencing		Hit & Miss overall height of 1800mm high to sides of existing property. This will mean some fence above existing walls but overall height of 1800mm
Patio & Walkways,		Smoke, Indian Sandstone paving

# Flooding

The detail below indicates that the site does not suffer from flooding and is in Flood Zone 1,

As the land in reference to this application is less than 1 hectare there is no requirement for a full Flood Risk Assessment -



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## Highways

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The pre application advise provided several issues that needed to be addressed. This noted that both pedestrian and vehicular access. Safe and suitable access is required under the policy requirements of Policy 27 of the Cornwall Local Plan (CLP) and the section 108 of the National Planning Policy Framework (NPPF) in this regard a 5.5m wide access - sufficient for two vehicles to pass at the entrance, along with adequate visibility splays ( as demonstrated on the accompanying plans ) - coupled with 4No car parking spaces per property ( 2No Garage and 2No ) externally satisfy the requirements of these criteria - further it is confirmed that the surface treatments will not be such as to cause surface water run off to the highway.

The properties have been designed as to allow forward access and egress from the site.

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## Affordable Housing Provision

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The properties do not breach either the 1000m<sup>2</sup> or 10 No unit criteria as such are not subject to and requirements under affordable housing provision.

The properties do fall within the CIL provisions. It is envisaged that each property will be undertaken as a self build property as as such will not be subject to a CIL payment - Appropriate notification accompanies this application. In the form of CIL 1 and self build CIL 6 forms.

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## Consultation - Pre -app advise

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The applicant, via reapplication consultation had the following response.

In terms of the benefits of the scheme, it is acknowledged that the scheme would increase the supply of housing, particularly with the potential delivery of two units as opposed to the existing extant single dwelling scheme, towards local housing need, as well as having economic benefits during the construction phase and economic benefits over the lifetime of the development from increased spending in the local economy from the occupiers of the dwelling. The site lies within the form of the scattered cluster of dwellings known locally as the rural hamlet of Rejerrah and already has the benefit of consent for a new dwelling as infill. The proposal, in introducing two dwellings, has the potential to represent a more efficient use of the land provided the density, form, design and layout all reflect the context and integrate the scheme into the receiving landscape.

The development of the site with two dwellings will inevitably change the character of the area but the level of environmental harm should be reduced by the adoption of an appropriate design for the buildings, the introduction of boundary enclosures respectful of this rural context and the discrete and focused provision of access to limit any loss of hedgerow and trees. The proposal should introduce additional tree planting and traditional Cornish hedging as mitigation for any loss and to provide important enhancement.

The application before the Planning Authority addresses the questions raised in the Pre-Application advise and illustrates compliance with the guidance in the draft issue - Cornwall design guide.

It is therefore urged that the Local Authority are minded to accept this proposal and accordingly issue a relevant approval to the applications.