

DESIGN AND ACCESS STATEMENT | *Full Planning Application*

Project

New Warehouse

Penventon Farm Nursery
Lanner
Redruth
Cornwall
TR16 6AS
UK

Client

Warrior Warehouses Ltd

Prepared by

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1.0 Background

1.1 Introduction

This Design and Access statement (DAS) has been prepared by Trewin Design Architects to support a Full planning application to develop approximately 0.79 hectares of land at Penventon Farm nursery, Treviskey, Lanner.



Figure 1 - Google Earth image showing the location

The Full planning application seeks approval for one warehouse in place of the existing disused nursery poly tunnels.

This DAS will explain how the applicant has considered the proposal, and understands what is appropriate and feasible for the site in its context. It is intended to clearly explain and justify the design and access principles that have and will be used to develop details of the scheme. The scope and content of this DAS sets out the design process which works with the grain of the landscape, topography, local character and current surrounding uses.

This DAS details the contextual relationship of the site to its surroundings. This process establishes the design principles leading to a layout that demonstrates the development can be delivered in terms of the site's capacity, functionality and detail. To summarise, the following has been addressed to inform the design;

- Assessment - The site and its context have been assessed in terms of its physical and environmental character, social and economic context, planning and local policy background, through desk based assessment and field work.
- Evaluation - The identification of site constraints and design opportunities.
- Design - Analysing the findings of the assessment in order to develop the design strategy and vision



2.0 Site Context

2.1 Site location

The site lies behind the Penventon Farm nursery and to the east of Lanner with access off the A393 through the existing nursery car park and up to the site via a single lane. The site covers an area of approximately 0.79 hectares and falls within the administrative boundary of Cornwall Council.

The proposed site has a horticultural use at present and currently has a number of disused poly tunnels on the site. The site is flanked by some residential buildings to the north and Greenfield land to the east, south and west, with established conifers to the boundaries.

In assessing proposals for the development, care has been taken to ensure that the design, scale and exterior finishes are appropriate to the proposal and its location.

2.2 Evaluation

The information collected to date has been evaluated with the opportunities and constraints identified which have helped to inform the scheme. The proposal is a suitable alteration to the existing site use and will not impact detrimentally on the surrounding area.

The existing garden centre is to remain, but due to market forces it is now economically unviable to grow plants on site. Plants are now bought from UK suppliers and sold on which is common place within garden centres throughout the UK. Therefore this site is now redundant as plants are no longer grown on site.

2.3 Use

The existing use of the site and immediate area around the application site is commercial / storage.

The proposed use identified for the development of the site is commercial / storage. Therefore, this is in line with the existing use of the site and the proposed development is considered appropriate.

2.4 Amount

The proposal will provide a gross internal floor area (GIFA) of 1890m².



3.0 Design Development

3.1 Design principles

The current proposal comes as a result of a detailed and thorough design process, in which options for the development of the site were considered, taking into account existing site features, landscape and context.

The proposed warehouse has been designed to reflect its use and be complimentary to the surrounding area.

Our analysis of the context and location of the site along with the form of the surrounding landscape leads us to believe that the site is capable of accommodating the proposal, without it being detrimental to the existing landscape.

3.2 Layout

The site is to be accessed from the existing single lane that leads from the car park of the garden centre. The proposal has been orientated north to south to minimise land take and lessen the impact from the surrounding land. Additional land for parking has been indicated to the east of the site.

The existing lane that will serve to access the warehouse has been used by 7 tonne 24' box lorries that made deliveries to this part of the site on a regular basis, which the owner had an operator's licence for. When the nursery poly tunnels were in operation in this area, 15 staff would use the lane on a daily basis and would park their vehicles on the site.

3.3 Scale, height and massing

The development will provide an appropriate scale for their use. The scale of the development responds to the characteristics of the site and its context.

The massing of the proposed development has considered the combined effect of the arrangement, volume, height and shape of the building in relation to other buildings and spaces.

It is important that the proposal is part of the landscape and not of detriment to the character of the landscape.

3.4 Landscaping

The quality of the detailed design and materials used will be important to the success of the scheme.

Soft landscaping will provide a hierarchy of landscape structure and form, to soften buildings and parking areas. Species selection will reflect the environment of the area, the adopted architectural language of individual buildings and the nature of the particular development that enclose them.



The site also benefits from existing established conifer trees to the site boundaries. A tree survey has been carried out and has identified the root protection areas that are required for each tree.

3.5 Appearance

The materiality of the proposal is to be straightforward in design with roof pitch being kept shallow and the chosen materials being limited, with profiled metal cladding to the roof and upper walls and fair faced concrete to the lower walls.

Colours for the materials are as follows;

- Kingspan or similar grey roof cladding
- Dark grey aluminium guttering and downpipes
- Kingspan or similar grey wall cladding
- Natural fair faced concrete plinth wall
- Blue metal roller shutter doors – RAL colour tbc
- Grey metal entrance and personnel doors – RAL colour tbc

4.0 Access

4.1 Access principles

In accordance with Local and National Planning Policies the development will be accessible to all people where possible, including people movement as well as transportation to the site.

The proposal will make provision for all modes of transport and the needs of people with disabilities.

Only one vehicular route into and out of the site will be used to serve the development. This will result in improved security for the proposed development.

Access into the site will utilise the existing Penventon Farm nursery entrance leading from the A393. The access will then link with the existing lane leading to the proposed site from the car park area.

In section 3.2 of this document it has been explained that the existing lane is suitable for use by larger vehicles to serve the proposed workshops.

To allow for separation between the access road and car parking for Penventon Farm nursery existing car park spaces will be removed and relocated to the south west corner of the car park behind the existing nursery buildings. Appropriate signage and road markings will be provided to direct visitors, staff and deliveries.

Access provision for disabled persons has been considered and these include;

- Pedestrian access to achieve a safe, level access to all areas of the site for all user groups, whether able bodied or disabled.
- Provision of level or ramped access to the building's main entrance with flush thresholds.



- All internal doorways will be wide enough to ensure inclusive access to all areas.
- Wheelchair accessible principle level WC.
- Compliance with AD Part M of the Building Regulations throughout.

In conclusion access to the development has been clearly identified to ensure that the proposal will provide good pedestrian and vehicular access.



5.0 Conclusion

5.1 Benefits of the development

This design and access statement, drawings and supporting documents submitted as part of this application offers a comprehensive and sustainable approach to development.

The proposal makes use of the land owned by our client within its existing curtilage therefore, making the best use of the resources available.

It has been demonstrated in this document that a suitable development can be delivered based upon inclusive design principles and consideration of national and local policy objectives.

It is considered that the design principles set out in this document provide certainty to the Council and public regarding the form, scale and quality of development proposed.

We feel that this statement and supporting information justifies the proposal which preserves, enhances and provides a positive contribution to the area.