



Design & Access Statement

Proposal: Alterations to vehicle access and improved parking arrangements.
Replacement of the failing timber windows and doors with new uPVC windows and doors.

At: Porthcothan, Traboe, St Martin, Helston, Cornwall, TR12 6EA

For: Ms T Clarke

1.00 Introduction

The Design & Access Statement has been prepared by 3HW Architecture & Design on behalf of the applicant Ms Clarke, supporting the planning application and associated documents.

2.00 Assessment

2.01 Location

The location of the application site is in the hamlet of Treboe, on the Lizard peninsular.

2.02 Physical

As identified in this application, the site is an existing detached domestic dwelling with associated private amenity space.

Access to the site is directly off the highway.

The site is visible from the public highway.

2.03 Involvement/Relevant Planning History/Constraints

A search of the planning register indicates that the site was originally a public house, demolished and replaced with a dwelling under W2/PA07/00600/F, with the rear external stair and access added under PA15/11594.

The conditions attached to approval W2/PA07/00600/F require windows and doors to be timber and remove permitted development rights.

The property is in the Lizard Area of Outstanding Natural Beauty.

2.04 Evaluation

The southeast-facing aspect of the house and mature trees along the rear (north-west) boundary create a damp and sheltered rear elevation, resulting in the deterioration of the timber windows and doors, despite regular maintenance and redecoration by the current and previous owners.

The existing Cornish hedge and gate position restrict access to the off-street parking associated with the property. The parking is not large enough for vehicles to turn around, forcing them to either reverse onto or off the public highway.

3.00 Design

3.01 Use

The proposed use of the property will remain unchanged as a domestic dwelling.

3.02 Appearance, Layout & Scale

It is the intention that, with the choice of high specification replacement uPVC windows and doors being in keeping with the existing, the general appearance of the property will remain unchanged.

The layout and scale of the existing dwelling will remain unchanged.

3.03 Access & Landscaping

The access points off the highway will remain in the same position. The proposals include the widening of the vehicle access and replacement of the existing gates.

Increasing the opening's width improves access off the highway to the revised parking area. It is aided further by replacing the existing swing swan neck gates with a new sliding gate in a similar style and height, albeit with a latticed top.

The new parking area to the south of the house will allow vehicles to turn around within the site boundary, removing the need to reverse onto or off the highway.

The site's landscaping will remain unchanged.

4.00 Conclusion

The applicant is seeking to improve the look of and access to their property.

The proposed revised access and parking will enable the applicant to safely access and egress the property, with the provision of turning space within the site boundary and a wider access point not restricted by gates.

The dwelling's orientation on the site and the current requirement for timber windows and doors has created a long-term maintenance issue. Their replacement with high-quality uPVC windows and doors will reduce ongoing maintenance costs and provide surfaces which are easier to keep clean.

It is considered that the changes will not have a detrimental effect on the area of outstanding natural beauty in which the property is located.

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Appendix A: Site Photos



Existing Front Elevation to Highway (Looking South)



Existing Front Elevation to Highway (Looking North)



Existing Rear (North-West) Elevation to Garden (Part)



Existing Rear (North-West) Elevation to Garden (Part)



Existing Side (North-East) Elevation to Garden



Existing Side (South-West) Elevation to Garden



Example of Window Cill Decay



Example of Window Cill Decay



Example of Window Cill Decay



Example of Door Decay



Example of Door Decay



Example of Door Decay



Example of Door Decay



Example of Previous Window Repair



Existing Vehicle Access to Highway



Existing Parking Arrangements



Existing Parking Arrangements



Existing Parking Arrangements



View From Vehicle Access Point Looking South Along Road



View From Vehicle Access Point Looking North Along Road