

# Design and Access Statement

**Prepared For :** Mr & Mrs R Curnow; Pixies Corner, Constantine, Falmouth, TR11 5QA

**Proposal :** Erection of a general purpose agricultural building for machinery storage.

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## Introduction

This design and access statement accompanies a retrospective planning application by Edward Buckland Ltd to Cornwall Council for the provision of a general purpose agricultural building for machinery storage at Pixies Corner, Constantine, Falmouth.

## Proposal

Pixies corner is a residential dwelling situated in the hamlet of Brill with grounds extending to 0.3 acres and comprises gardens and an area of unmaintained live growth in the south west of the property, the site for the proposed agricultural building.

The applicants have recently downsized from the family farm of approximately 360 acres, growing arable crops, potatoes and until 2004 milked a herd of Ayrshire cattle. The applicant however, wishes to retain a small selection of machinery and therefore requires undercover storage.

The proposed site of the building is currently overgrown and unkept and therefore the proposed works will result in the overall enhancement of this area of the property whilst still being naturally screened by the mature boundaries surrounding the property.

An outline application for a single dwelling was granted on the site under reference PA18/04624 however the applicants do not wish to implement this consent. In place of the residential dwelling they would like to erect this building to provide ancillary storage to be used in conjunction with the dwelling house.

The proposal includes the removal of a small section of earth bank, along the southern boundary to widen the existing pedestrian entrance to the site to allow vehicular access from the existing paved parking area.

## Design

The building will measure 13.7m x 9m, 3.7m to the eaves and 4.9m to the ridge.

It is proposed to clad two sides of the building with timber to which will be sympathetic to its surroundings and in keeping with other buildings of this nature in the locality. The south west and south east elevations are proposed to be constructed with green tin cladding to reduce maintenance requirements where access is limited.

## **Access**

Access will be direct from the C0742 to the south. This access was the proposed access for the dwelling consented under the above mentioned outline planning application.

The access is set back off the road therefore it is not considered the proposal will have any negative impacts on the adjacent highway.



Crusader House | Newham Road | Truro | TR1 2DP

Edward Buckland is a trading name of Edward Buckland Ltd. Company Number: 8736900. Registered in England and Wales. Registered Office: The Old Carriage Works, Moresk Road, Truro, TR1 1DG.

t: 01872 306090

e: [info@edwardbuckland.co.uk](mailto:info@edwardbuckland.co.uk)

[www.edwardbuckland.co.uk](http://www.edwardbuckland.co.uk)

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