

DESIGN AND ACCESS STATEMENT

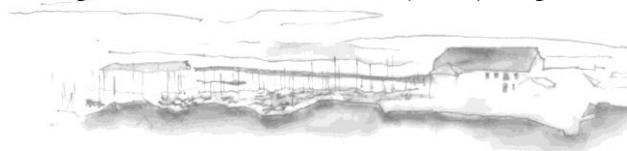
Proposed Residential Development
at
2-4, St. Thomas Rd., Newquay, TR7 1RS

for
Mr. S. Thatcher

January 2021

Martin Richards Design

Principal: Martin Richards B.A. (Hons) Dip. Arch.



tel. +44(0)1209 831687; email. mail@martinrichardsdesign.co.uk



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1. Introduction

This is a detailed application for the erection of 6 dwellings at 2-4, St. Thomas Rd., Newquay, TR7 1RS.

2. Description of the Site

(Assessment & Evaluation, Use)

The two plots are currently occupied by dormer bungalows in poor condition with large gardens to the rear. These gardens have been allowed to become overgrown and the site and dwelling is generally in poor condition. It is within a well-established residential area.

There are residential properties on all sides.

The site is not within a Conservation Area or World Heritage Site area.

3. Description of the Proposed Development

The application is for two pairs of semi-detached 2/3 storey houses to the front of the site with two dwellings to the rear using room-in-the-roof accommodation.

This will involve the demolition of the existing bungalows in poor condition.

Following the development, new boundaries will be created between the new dwellings and an access road to serve the dwellings to the rear.

4. Consultation & Planning History

(Involvement)

Planning approval was granted on 21st December 2018 on the site of 4, St. Thomas Rd for a development of 3 dwellings and a detached annexe.

The applicant has subsequently acquired the adjacent property at no. 2 and so this is a revised application for both plots together. This is seen as a more efficient way of developing these plots as it will require only one access/ estate road to serve all the dwellings.

The annexe and dormer bungalow as approved under the 2018 permission is currently under construction.

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5. Principle of Sustainable Development & Policy

There is a presumption in the National Planning Policy Framework in favour of sustainable development. This is also reinforced in the Cornwall Local Plan.

As this site sits within a residential area, it is within the existing fabric of the town. It is also close to public transport infrastructure and therefore this should be considered a sustainable location for new residential development.

The site is within easy walking distance of local facilities and amenities, the public transport network and the local supermarkets.

Consequently, this proposal is in line with the National Planning Policy Framework and the Cornwall Local Plan.

6. Design Constraints and Process

In considering the design of this scheme, the relevant issues are as follows:-

To be in keeping with the character of the area in terms of scale, form, density and use of materials

To be of a suitable scale to avoid overdevelopment of the site and not to have an overbearing impact on neighbouring development

To avoid overlooking/ loss of privacy to neighbouring dwellings

7. Visual Amenity

(Appearance, Amount, Scale)

St. Thomas Road is made up of 1, 2 and 3 storey houses.

The proposal is for a mixed development. The scale of the dwellings has been designed so as not to be overbearing to neighbouring properties.

The taller houses to the front would complement the street scene. The new dwellings on the street would step up in height towards the health centre building which is a taller structure.

To the rear, the height of the proposed dwellings has been deliberately kept low to avoid an overbearing impact on the neighbouring properties.

The area of the plot is 1500 sq.m.

The external appearance of the new dwellings has been designed to be in character with the surrounding area and uses appropriate materials.

These considerations will allow these new buildings to have a positive impact on the street scene.

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Reference has been made to the Cornwall design guides and a number of factors will be important in determining the appearance of this scheme as follows:-

- Simple rectangular building form
- Reference to the local vernacular in terms of materials and detailing
- Small openings with a vertical emphasis and symmetrical arrangement
- Simple roof line with natural materials and clay ridge tiles
- Eaves and verge details to be tight to the face of the building
- Windows and doors to be set well into walls
- Simple, well-proportioned door design with simple furniture
- Small, simple canopy roof over entrance doors to Houses 1-4

This proposal will be a better use of this land in an urban area and will not have a detrimental impact on the character and appearance of the area.

8. Residential Amenity

(Layout, Landscaping - See Block Plan dwg.1020/103)

Houses 1-4 would be set back in line with the neighbouring property, with parking created to the front. Care has been taken to avoid overlooking of adjacent properties including the neighbouring dwellings. As a result, the side-facing windows to houses 1-4 at first floor level serving the bathrooms will be obscured.

The parking areas are to be paved with permeable paving to reduce potential run-off of surface water from paved areas.

The new gardens will be laid to lawn.

9. Highways/ Access

Highway Safety - There will be off-street parking for the new dwellings which will use a new vehicle access.

The wide pavement and verge at the front of the property provides good visibility for this access.

There is also on-street parking available.

Vehicular and Transport Links - This area is in an urban location and so has good public transport links to nearby towns and villages via the bus & rail service.

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Inclusive Access

Provision for inclusive access has been considered at all stages of the design of this development. The following measures have been included.

Level access from the parking area to the entrances.

Level threshold at entrance doors.

Adequate door widths to all ground floor doors.

More than adequate width to circulation spaces.

Provision of ground floor W.C.s

These provisions are in accordance with Approved Document 'M' of the building regulations.

10. Flood Risk

This proposal is for new development on a site in Flood Zone 1 (less than 1 in 1000 year likelihood of flooding).

There are no rivers or other watercourses in the immediate vicinity of the site.

In the absence of a watercourse or dedicated surface water drainage, surface water will drain via infiltration. This will be in accordance with infiltration guidance in BRE 365 or CIRIA 156 using a 10-year return period design standard. (Detail of construction in appendix C).

All paths, parking and turning areas and driveways to receive permeable block paving so as not to increase run-off.

By following these principles, we consider that there will be no increased risk to the new structures or neighbouring properties from flooding caused by this proposal.

11. Biodiversity

The works as proposed will not have a deleterious effect on biodiversity or relevant habitats.

12. Conclusion

As there is still a significant housing need in this area then this proposal should be supported as it will help to alleviate that need without having a detrimental effect on the site and its surroundings. We have worked to create a careful design which takes into account the amenity of the current and future occupiers of the new dwellings and the existing neighbouring dwellings.

This scheme will fit well in its context and will make a positive contribution to the street scene.

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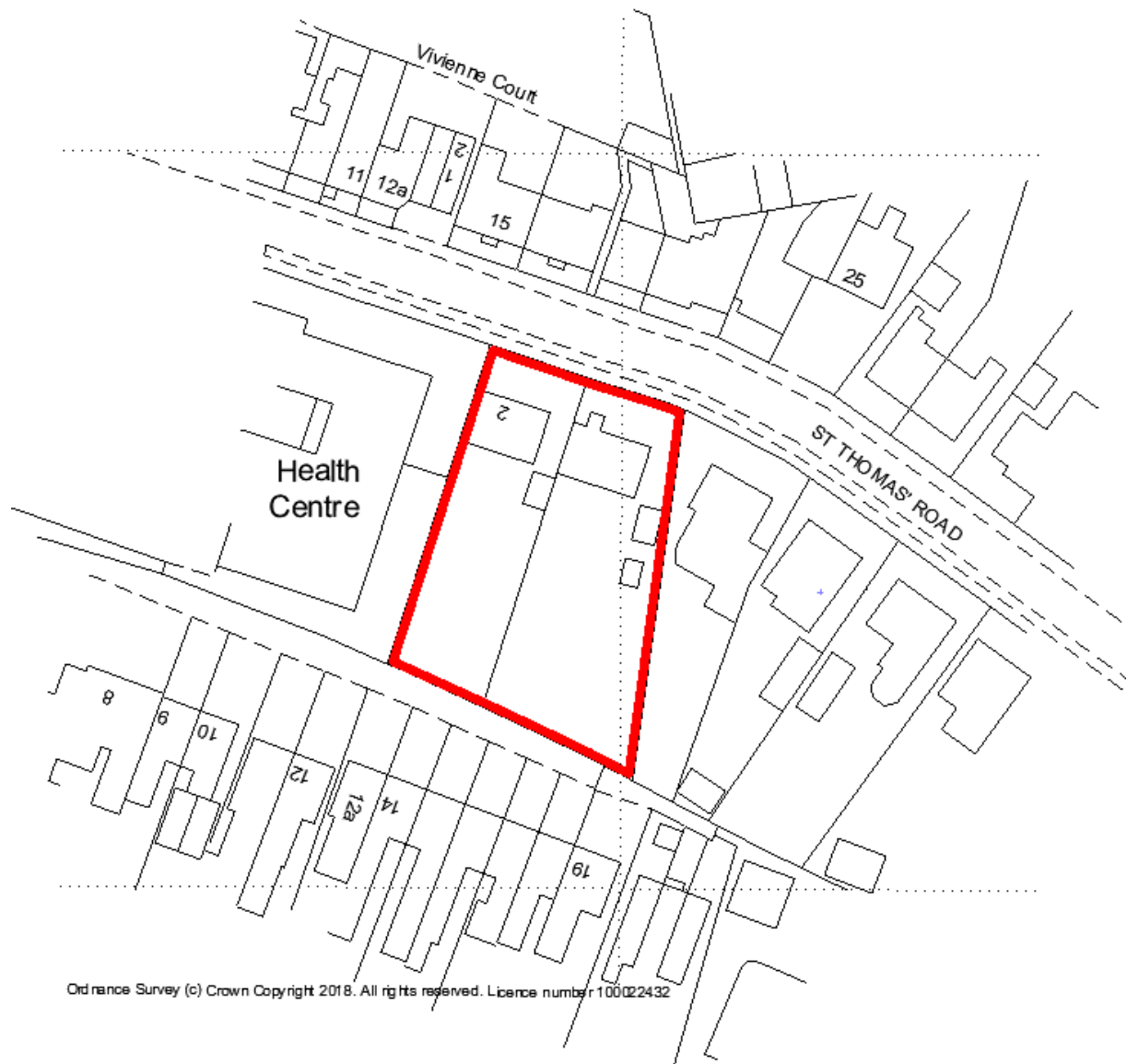
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Appendix A – Location Plan

(not to scale)



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Appendix B – Photographs



No. 4 (Front Elevation)



No. 2 (Front Elevation)

Appendix C – Soakaway design

1m DIA. x 2m DEEP, FILLED WITH CRUSHED ROCK OF 50mm PARTICLE SIZE TO WITHIN 300mm OF GROUND SURFACE. PIPES TAKEN INTO CENTRE OF SOAKAWAY. PERMEABILITY OF SUBSOIL DETERMINED BY PERCOLATION TEST BEFOREHAND. ALL DETAILS OF SOAKAWAY SUBJECT TO SATISFACTORY PERCOLATION TEST AND TO BE AGREED WITH BUILDING CONTROL. SOAKAWAY TO BE LOCATED MIN. 5m FROM ANY BUILDING OR ROAD.

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