



Planning Statement

PS-01 March 2021. Construction of 2No Townhouses, in the grounds of Atlantic Lodge, King Edward Crescent, Newquay

1. Site Context.

This proposal seeks to gain planning permission for construction of 2No Townhouses in the grounds of Atlantic Lodge, King Edward Crescent, Newquay.

This application is located in the central area of Newquay with the town amenities easily accessible by foot and as such is within a highly sustainable area. The site is surrounded by a mix of residential development of varying types but predominantly apartment accommodation. The age of the built environment also varies widely, with Edwardian houses alongside more recent additions built in the 90's and 2000's. The application site within the C3 Residential curtilage of the main house known as Atlantic Lodge and is situated to the east of the main house along the street frontage of King Edward Crescent and as such would be infill development.

The application site has reduced levels from all the neighbouring properties, the respective ground levels vary, the ground level of Atlantic Lodge is approximately 1100mm above the formation level of the site whilst the flats to the east are at least a storey above, as is the car park to the north. The elevational drawings from the street indicate the site context.

The boundary treatments to the application site are stone walling to most areas with an existing vehicular threshold to the south.

Application Site. Indicated in Red Line Below



**R.I.B.A
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1- Access

The application site is within the central area of Newquay, the facilities and the amenities of the town are easily accessible by Foot. The local transport system is easily accessible namely the bus station, therefore this application site would be considered Highly Accessible, and **supported by policy D1/6 of the NNP.**

Vehicular access to the site is via King Edward crescent to the south, an existing dropped kerb allows access onto the application site from King Edward Crescent. In addition, there is on street parking on King Edward Crescent and several council car parks offering season tickets within easy walking distance to the application site.

This proposal seeks to use the existing drop kerb to provide vehicular access into the curtilage of the site. It is the intension to widen the existing opening, a recent planning application PA19/07996 has been granted for the provision of 3 car parking spaces with a new dropped kerb to King Edward Crescent and thus in principle the removal of some of the stone walling has been approved.

The proposal provides 2no Parking spaces per townhouse within the curtilage of the site, in addition turning within the curtilage is also provided, thus is inline with Newquay Neighbourhood Plan **Policy H4.**

Access into the dwellings is provided by a level threshold from the forecourt area, into a lobby with internal stairs accessing the living accommodation to all floors above and is fully compliant with Approved doc M.

2- Scale

This proposal uses the reduced level to accommodate garages and store areas which will only be visible from the street elevation, this in turn will allow three additional storeys over, which will accommodate the living areas, whilst respecting the neighbouring ridge heights and the existing ground level from west to east. The proposal will appear as 3 storeys to the remaining elevations.

As stated earlier within this planning statement the application site is within a town centre location, the proposals for 2no dwellings reflect national policy about sustainable use, intensification of use in towns. The footprint of the proposal when compared to site area are.

Site Area 251m² Footprint 112m² less than 50% coverage within a town centre.

3- Form and Appearance

The form of the proposal has a central projecting element which has similar proportions to that of Atlantic Lodge, this element is accentuated through the choice of stone as elevational treatment giving a robust feel. The recessed building line either side is a more lightweight mix of glazing and cladding. The east and west elevations are render panels. And rise to the first floor where there is a step back to the top storey which is more lightweight in construction. The roof is an arrangement of mono pitched roofs to the side wings and a pitched roof over the central section.

5- Layout

Entrance into the townhouse is a ground level into a lobby, with a garage adjacent and store accessed of the hall, the stairwell is positioned at the rear of the floor plan and rises through all floors, giving access to the main living accommodation at first floor level and the bedroom accommodation to the upper level.

External there is a large parking area / drive which allow turning within the curtilage of the site, there are side access routes to the drying areas and access to the stairwell. Private amenity is provided by a terrace at first floor level and balconies to the upper levels. Refuse collection is adjacent to the vehicular threshold.

2. Planning Policy.

Policy referenced in this planning statement is The Cornwall Local Plan 'CLP' and the Newquay Neighbourhood Plan 'NNP'

Comwall Local Plan CLP

Policy 2 – Spatial Strategy: New development should provide a sustainable approach to accommodating growth, providing a well balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development.

Policy 3:

'rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role'

and

'infill schemes that fill a small gap in an otherwise continuous frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance the large open spaces can make to a setting of settlements and ensure that this would not be diminished.'

Policy 13: Development standards

All new development will be expected to achieve the provision of the following: 1. Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting nationally described space standards for all affordable housing*; and 2. Public open space on-site, in proportion to the scale of the development and providing for different types of open space based on local need. Where there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement on site; and 3. An appropriate level of off

street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services; and 4. Sufficient and convenient space for storage for waste, recycling and compostables; and 5. Avoidance of adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, vermin, waste, pollution and visual effects. Such adverse impacts should be avoided or mitigated during the construction, operation or restoration stage of development; and 6. Utilising opportunities for natural lighting, ventilation and heating by design, layout and orientation; and 7. Where feasible and viable, connection to an existing or planned heat network. In the absence of an existing or planning heat network development will be expected.

Newquay Neighbourhood Plan

8.1.1 G1 Settlement Boundaries G1.1 Objective Newquay is a large parish and includes a major settlement of Cornwall (Newquay Town) as well as the smaller hamlet settlements of Tregurrian and Whipsiderry amid swathes of rolling and open farmland and coast. The objective of the policy is to;

- Provide a clear delineation between defined settlements and open countryside.
- **To direct sustainable development to the main urban centre of town and restrict inappropriate development of smaller settlements that lack suitable infrastructure.**
- To ensure a green gap is maintained between Newquay and Quintrell Downs, distinguishing the settlements.

Policy: G2 Development Principles Development must be of a high quality and, where appropriate, proposals must show how they have complied with the following:

- a. For proposals of 10 or more homes, detailed community consultation in the surrounding neighbourhood on the exact nature of the proposed plans providing details of the results of this and how this has shaped the proposals is encouraged.
- b. Proposals to replace residential caravans with permanent dwellings will not be supported unless special circumstances make it appropriate.
- c. **Development should respect the height of neighbouring properties and should seek to maintain any tiered effect up and down hills at existing roof heights.**
- d. Glimpses and views of the Sea or the River Gannel are a key characteristic from many parts of the town; development proposals which maintain or enhance this visual relationship with the coast and deliver high quality design will be supported.
- e. Where possible, high levels of sustainability should be integrated into the development – e.g. renewable energy sources, “fabric first” (i.e. relying on build quality), waste disposal units, rainwater collection etc.
- f. External lighting should respect the night skies in the parish and limit light pollution.
- g. Applicants are encouraged to provide a plan explaining how waste generated before and during the development, including rock, soil and rubble will be managed and ethically disposed of.
- h. Non-permeable hard landscaping will not generally be supported. Where nonpermeable surfaces are the only reasonable option, however, then justification should be provided, and the proposal should be accompanied by details of how any surface water drainage will be managed within the site.

Policy: D1 Key Principles - Guidance and Design Statement a. New development, where appropriate and achievable due to scale, size or location, should be designed with the following key principles: **1. Provide good enclosure to the public realm with buildings of comparative scale**

to create an active frontage. 2. Develop or reinforce a strong identity or sense of place, taking into account existing elements of the townscape or landscape that give the place local character with reference to Appendix 5: the Newquay Character Study. 3. Create a place that has a high level of community safety and security. 4. Create a place that is inclusive and accessible to all. **5. Ensure proposals will be well connected in sustainable ways and integrated into its neighbourhood. This includes the use of green infrastructure and sustainable connectivity via walking and cycle routes.** 6. **Ensure residential accommodation is within short walking distance of local facilities including community facilities, public transport, greenspace, shops and places to work.** 18 7. To ensure development proposals use materials that are sustainable and positively enhance local character. b. Where residential development of more than 10 dwellings is proposed applicants are encouraged to demonstrate how these principles have been achieved with reference to further design guidance including the 'Cornwall Design Guide', the 'Newquay Character Study', 'Building for Life' and "The Duchy of Cornwall's Pattern Book for Newquay". c. Development in Nansledan (part of the Growth Area) will be expected to follow the principles of the Masterplan, Building codes and Design and Community Codes. d. Where development over three stories is proposed applicants are encouraged to seek input from the Cornwall Design Review Panel and demonstrate how guidance has been considered and design principles met within a comprehensive Design & Access Statement.

Policy: H4 Parking for Residential Development a. Proposals for residential development will be supported where they provide, as a minimum, 1 space for each residential property with one bedroom or less; **2 spaces for properties with 2 or more bedrooms, subject to viability.** b. All residential parking must be designed to be safe and importantly feel safe for users.

Policy: LE1 - Landscape Character Areas Development will be supported where **there is no significant adverse impact on the character of landscape areas.** An assessment of impact appropriate to the scale and size of any proposal should form part of any application, demonstrating how they have taken into account, respect and do not negatively impact the character of the landscape.

We believe that this application respects and follows the policy above and we look forward to a favourable response.

Regards,
Luke Boylan, RIBA
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