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Design and Access Statement Proposed Houses, Penrose Lane, St Ervan

*See architect's drawings 221.6.1, 2 and 3 and Cornish hedge detail
Western Ecology Ecological Mitigation and Enhancement Plan
Outline planning consent reference PA20/08455 dated 10 December 2020
Risk Assessment by Wheel Jane Consultancy
Photographs of site and surroundings
Foul drainage assessment
Relevant CIL forms*

Background

Outline planning consent was issued on 10 December 2020 since when the current applicant has purchased the site. Conditions were imposed on the consent and have been addressed as follows:

- 1 The current application has followed the layout, size and access arrangements as on the indicative drawing
- 2 Access, appearance, landscaping, layout and scale are shown on the enclosed drawings
- 4 Ecological mitigation and enhancement measures are detailed in the enclosed study dated March 2021
- 5 Details of the Cornish hedge and planting species enclosed

Proposal

A pair of semi detached three bedroom houses are proposed, each with a habitable floor area of 98.8 square metres.

House 1 site area is 260 square metres and House 2 290 square metres.

The site slopes up from south west to north east and thus floor levels have been established to reflect that gradient. Construction will be traditional with high levels of insulation in excess of modern standards.


The south west facades will be in natural stone and the remaining elevations rendered. Natural slate tiles will cover the roofs.

The two storey level was indicated on the approved plan, numbers 7 – 10 Penrose Lane are single storey, whilst 1 – 4 (opposite the site) and 6 Penrose Lane are two storey dwellings. Windows to the north west will contain obscure glazing.

No mains drainage is available and thus septic tanks are indicated. Surface water will discharge to the present drainage ditch in the verge adjoining the site.

Hedgerow planting exists on three sides of the site whilst the north east boundary will be delineated with a traditional Cornish hedge and planting of indigenous shrubs.

Visibility sight lines from the widened access drive exceed 100 metres to the north west and south east.



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