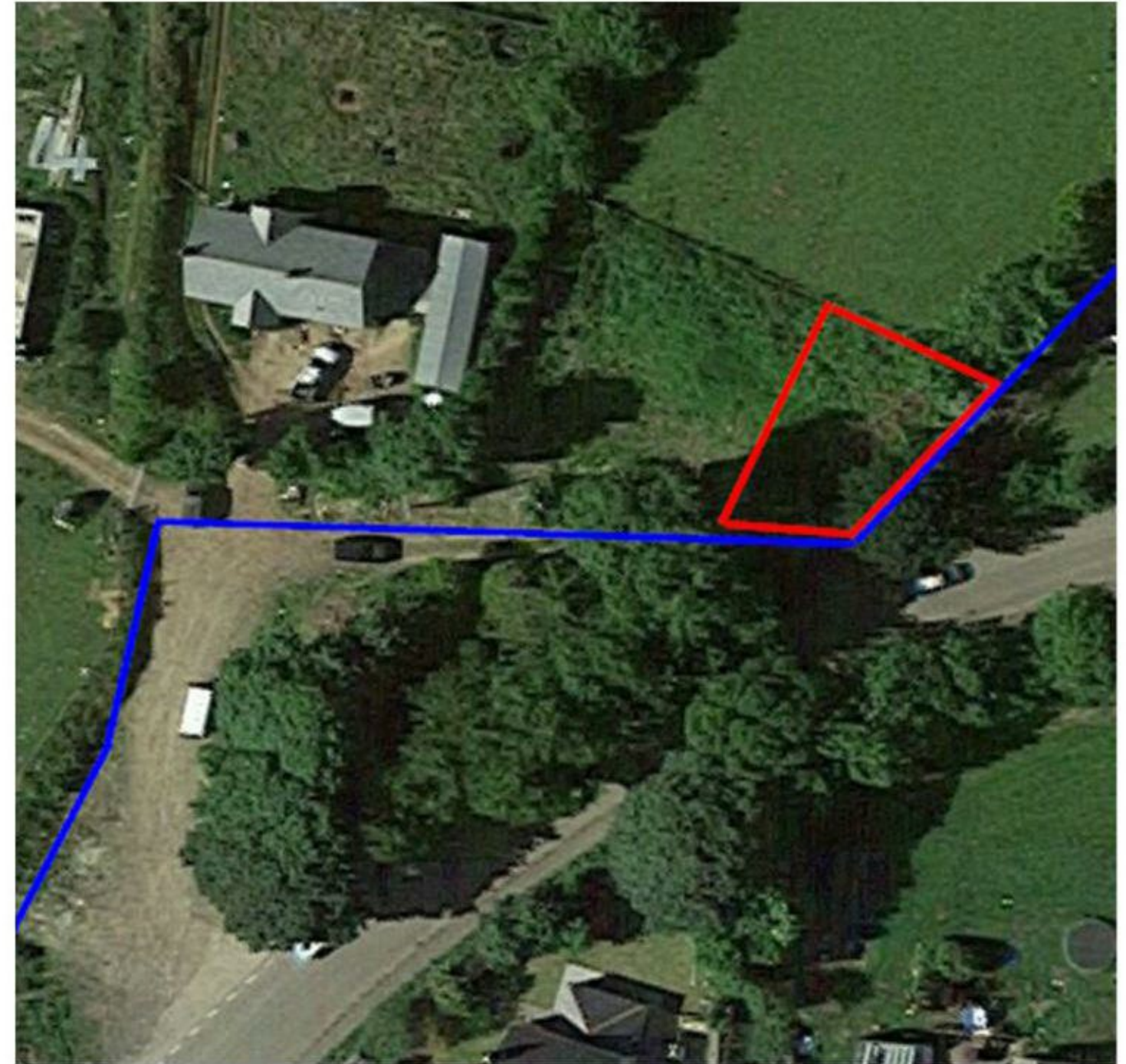


DESIGN & ACCESS STATEMENT

Land Adjacent
Laskeys Farm
Trewint,
CORNWALL
PL15 7TG



1. INTRODUCTION

This planning statement has been prepared in support of the construction of a new dwelling house.

The site already has prior approval for 'Reserved matters of a new construction of a dwelling house'.

This is under the planning ref. PA20_09222.

Which was approved on 18th December 2020.

The adjacent site also has prior approval for 'the new construction of a dwelling house'.

This is under the planning ref. PA17_02070.

Which is currently being constructed, this new site will be in conjunction with this approved application.

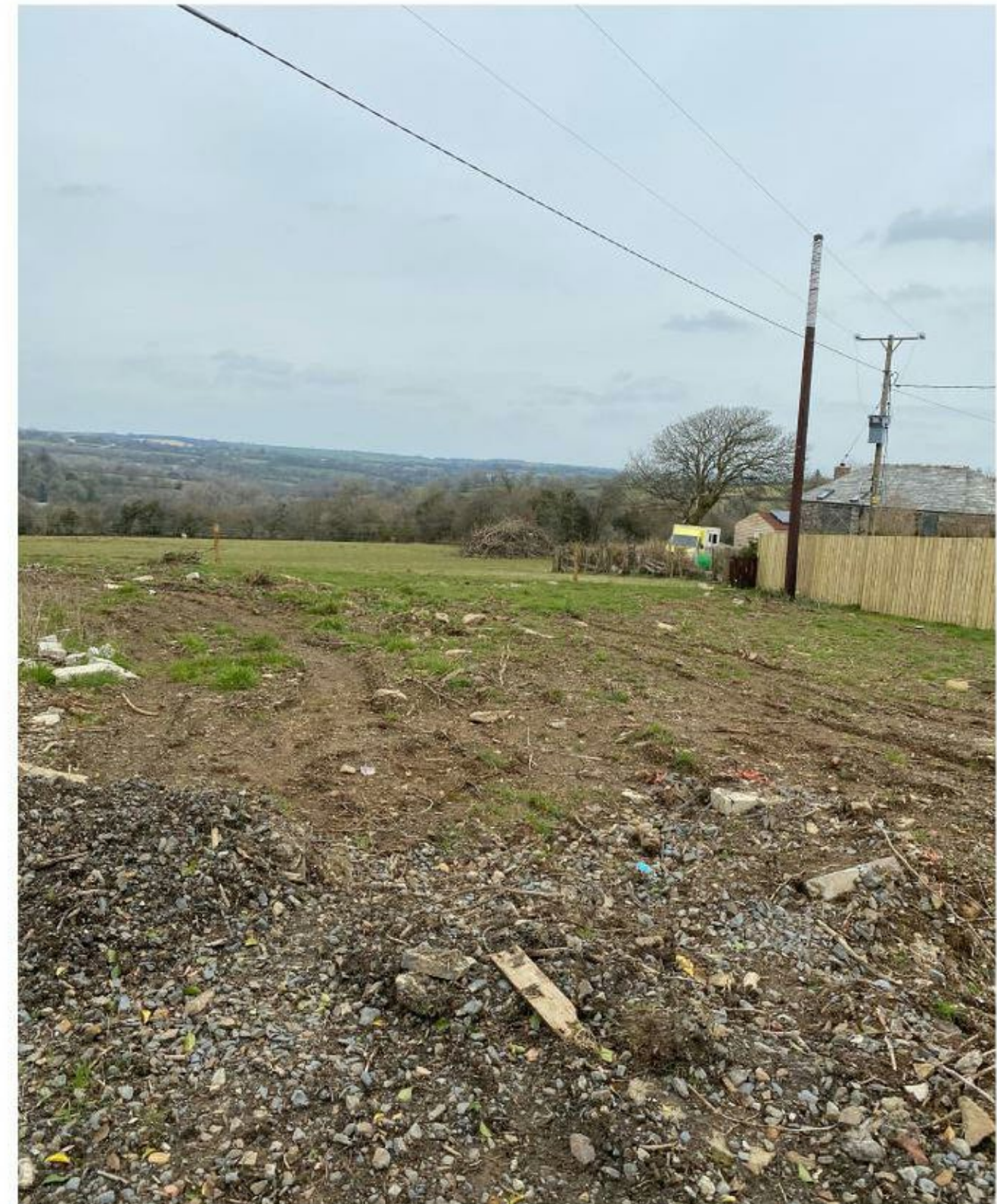
The proposed four bedroom dwelling house will be over two levels. The pallet of materials is proposed to match the vernacular of the neighbouring properties.

This statement should be read in conjunction with the following drawings:

J315-10-01 - Existing Site Plan inc. Location and Block Plan

J315-15-01 - Proposed Site Plan

J315-15-01 - Proposed Plans, Elevations and Section AA



view of the existing site from the track

2. SITE ASSESSMENT

Laskeys Farm is located on a lay-by junction on the edge of Trewint, Cornwall.

The existing site consists of a green feild site and slight vegetation with a chain fence seperating the argicultural feild. The current access is from the south of site from a farm track road, which leads onto the main carridgeway going through Trewint. The site access will cross a small area of common land, which will not be affected by these proposals.

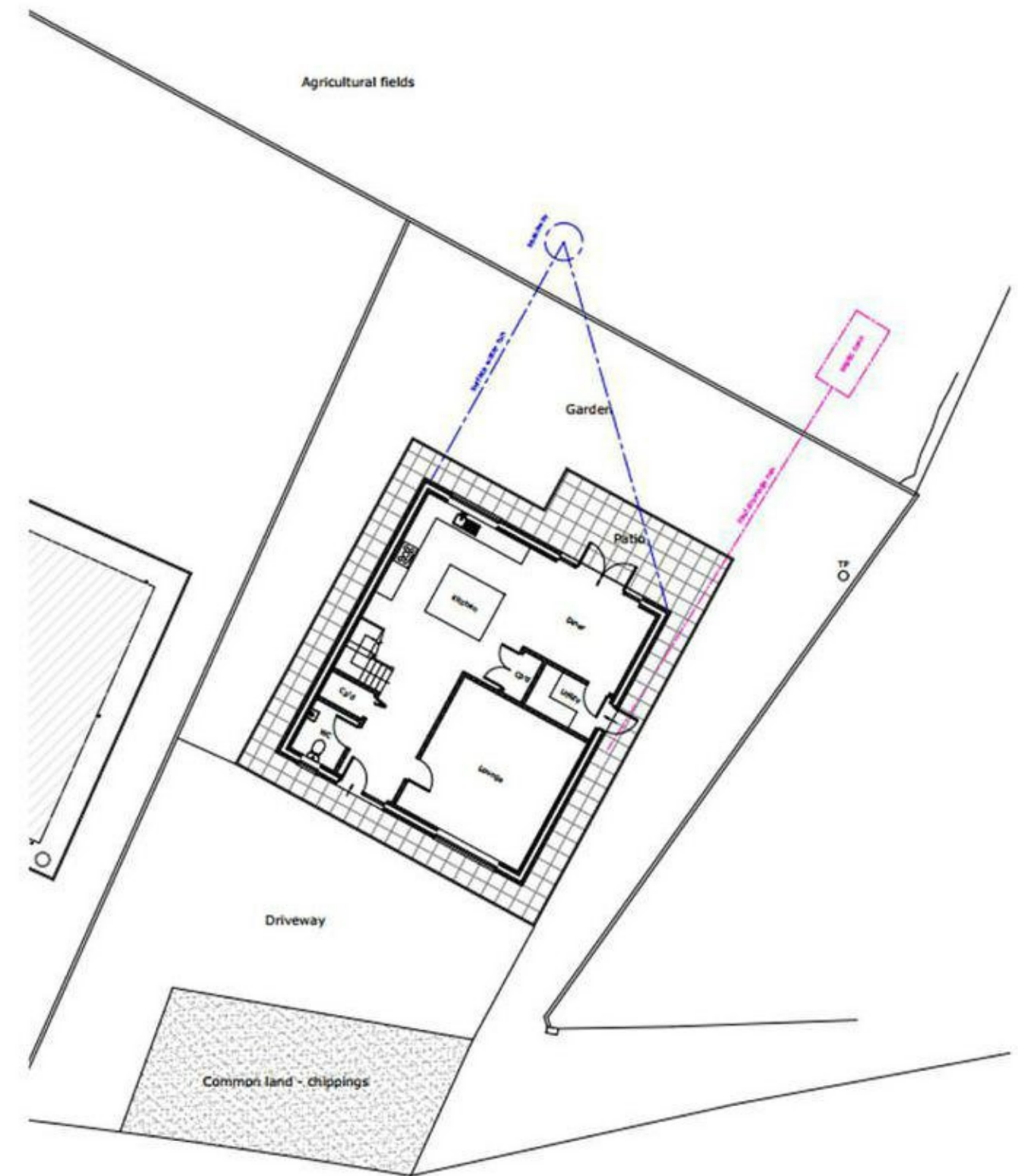
The existing site is approximately 31 long and is approximately 15m wide. It has an approximate site area of 430 square meters. This will be the area to host the dwelling house. The feild to the north will be retained for agricultural usage.

The topography of the site is generally flat with a slight fall from south to north which falls gradually This gradient continues over this fall from west to south, with no major falls or banks within this vicinity.

To the south of the site is the main A-road carriageway leading to from the A30 (SW bound) to 'Fivelanes' hamlet (NE bound).

The site is nearby small villages and hamlets, which comprimse of local shops, local produce and post offices. There is a bus stop directly near the site, with easy accessibilty to Launceston, North Petherwin and further afeild. There is also a mains water supply, electricity and a telephone cable all accessible within this sites vicinty.

This is a sustainable location for a dwellinghouse within the settlement of Trewint.



3. USE & MASS

The proposed use of this site for the nature of this application is a residential 4 bedroom dwellinghouse, with associated parking and garden with amenities. There will be adequate parking on the driveway and double garage for 2 cars.

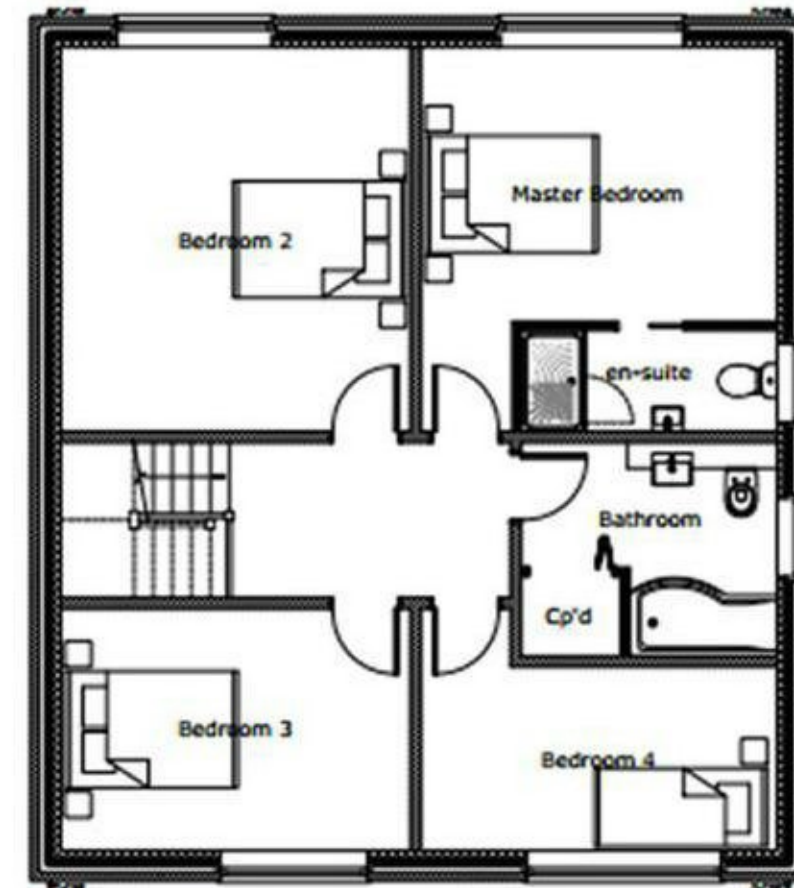
The proposed site has an area of approximately 430 square meters.

The external dwelling footprint is 90 square meters. The dwelling is located 7m off the retained northern boundary fence. The dwelling is approximately 3m off the eastern retained boundary wall, and 5.7m off the newly constructed dwelling house.

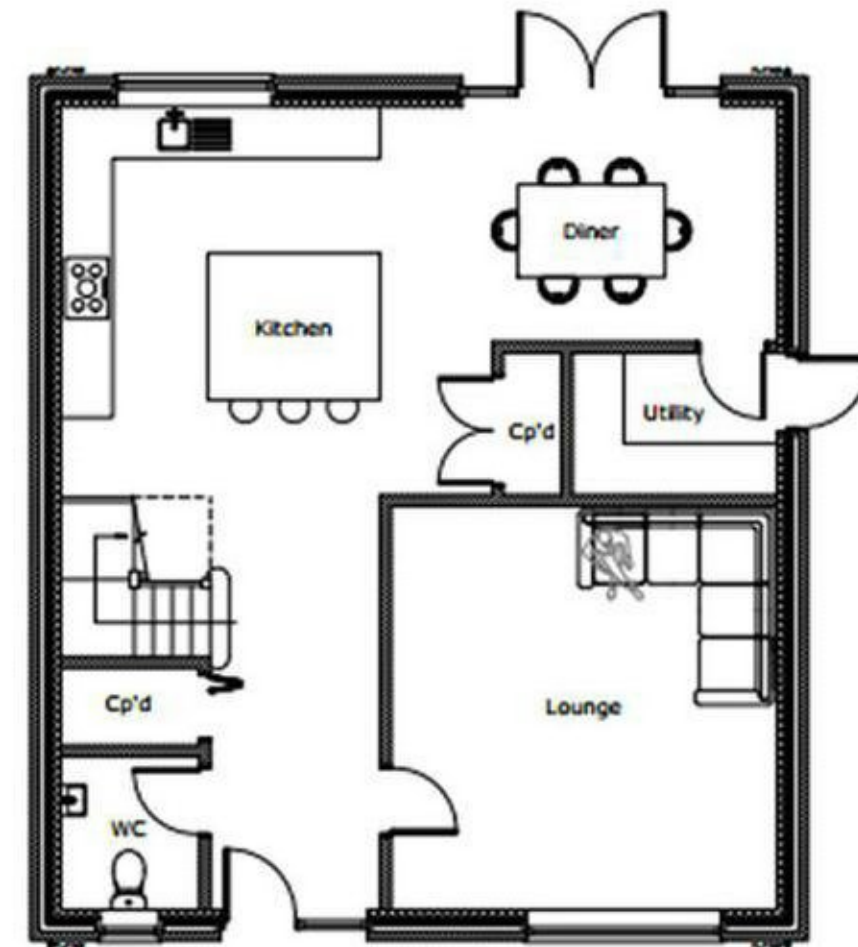
The new ridge of the dwelling house is approximately 8.4m from the ground level, which is approximately the same level as the newly constructed house (ref. PA17_02070).

4. LAYOUT

The dwelling house will be over two floors. The ground floor entrance level will open into a large entrance hall, from this there will be access into the social rooms, with an open planned kitchen and dining area. A large separate lounge will be on the left hand side. It will also comprise of utility room, WC and storage. The first floor will host 4 bedrooms, with a family bathroom. The master bedroom will incorporate an en-suite. The ground floor plan will be DDA compliant, and has wheelchair access throughout.



first floor plan (1:50)

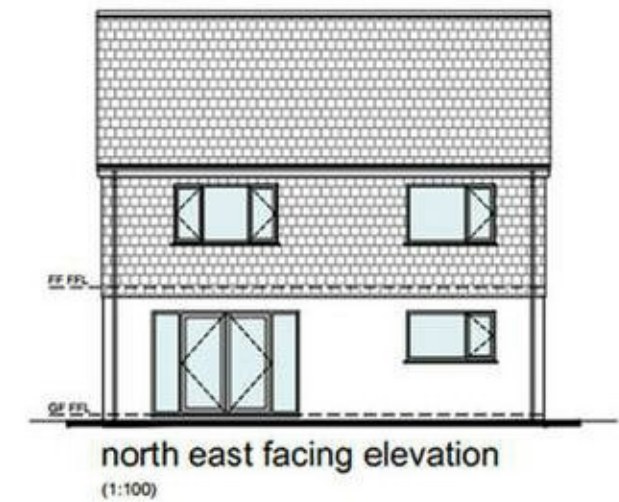
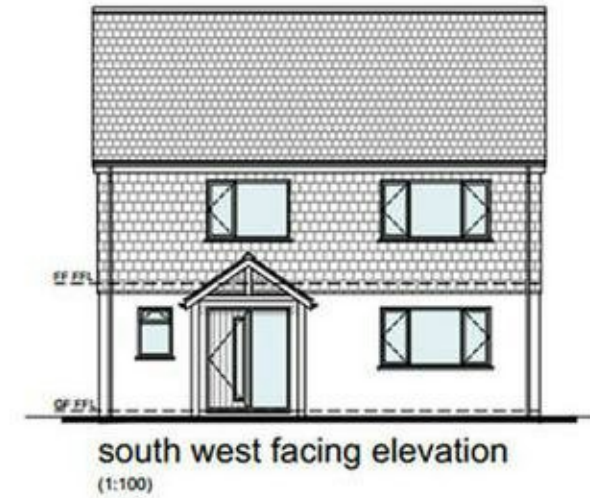


ground floor plan (1:50)



5. ACCESS

The dwelling house has been designed over two floors and, it will incorporate a level access from the driveway entrance. This will include a level threshold through the entrance door for DDA compliance. The perimeter path to the dwelling will be 150mm down from the FFL, this will be level out to the rear patio area.



6. APPEARENCE

The dwelling house has been designed with a simple, and traditional appearance, the house will consist of a smooth render finish, with hanging slates to the first floor. UPVC double glazed doors and windows. A natural slate pitched roof structure with PVC-U rainwater goods. There will be a small porched roof over the entrance.

The dwelling will match housing within the settlement of Trewint.

