

15 MAR 2021

DESIGN, ACCESS and HERITAGE STATEMENT

AT

Primrose Villa,

Chenhale farm,

Carharrack

Redruth,

Cornwall,

TR16 5RB

FOR,

MRS K TREZISE.

DESIGN STATEMENT

The planning application is submitted for the construction of 4 new dwellings at Primrose Villa, Chenhale Farm, Carharrack, Redruth, TR16 5RB The site is a infill and brown field site and as far as we are aware there are no other constraints .

PROPOSED CONSTRUCTION

Floor:

All ground floors are to be constructed as follows, 100mm concrete on 150mm hardcore with flooring and insulation to comply with the Building Regulations. All first floor flooring is to be of timber joists and covered with flooring grade chipboard with plaster board ceilings to ground and first floor ceilings

Walls:

All new walling is to be constructed of concrete block cavity walling or with an internal skin of timber frame. All internal walling is of timber frame studwork, to comply with the building regulations..

Roof:

The new roof is to be constructed with roof trusses, with felt and battens and finally finish with slates to comply with building regulations. All fascias, barge, and rainwater goods are to be of pvc, rainwater to discharge via Big's to soak away pits

Windows and Doors:

All windows and doors are to be as shown on elevations, and are to be of Pvc with patterns and opening lights as shown on plans and elevations, and are to comply with the building regulations.

Drainage:

All mains drainage is to be taken to the mains drainage

Services:

All services are available on site.

ACCESS STATEMENT

The site is accessed off directly off Fore Street that runs from the centre of Carharrack to Redruth, Truro and Falmouth, the roads are in general day to day use for access to the local amenities and is bit mac paved. The new parking is for 8 new parking spaces on the existing site. The development is assessable to all the amenities i.e shops, supermarkets, post office, schools, doctors etc to the local towns as stated above and farther afield.

CONCLUSIONS

This application that is applied for is to build 4 new dwellings which has had a preplanning application on the 17th March 2020 number PA20/20238 which advised that some form of development on the site would be acceptable to planning but not at the density as applied for in the pre application.

The houses as detailed in this application was arrived at by considering all of the existing and proposed properties in the adjoining and existing cottages and in general with this style and size of cottage development in the close neighbourhood of Carharrack and adjoining villages and hamlets.

With this in mind the four semi detached dwellings were designed to be in keeping with the cottages on the South East elevations with Cornish stone on the ground floor and boarding on the first floor of the South West elevation and white rendered to the other elevations, with slate roofs a pitched roof covering to the front entrance door, this will give the property of a traditional Cornish cottage.

All the properties have 3 bedrooms for a first time buyer, or for a small family unit with room to expand and enlarge their family at a later date when funds become available, this type of property will enable the any purchasers to get a chance to get on the housing ladder, with a lot of newly married families having a tendency to live with parents until they can save the 10% down payment for their mortgage to get a dwelling that they can afford.

As mentioned at the beginning of the report these houses are to be built on a green field and infill site, and all the properties have two parking spaces for each dwelling. The dwellings as designed to enable small affordable houses to be built on the outskirts of villages/hamlet and is in line with Cornwall planning and national Government policies to bring up the housing stock in Cornwall which is sorely needed.

The dwellings are within walking distance of the centre of Caraharrack where there are shops, public houses and a other facilities. There is also a regular bus route that can be used to travel to the main towns of Redruth, Falmouth and Lanner. So therefore it is sustainable.

With all the facts as mentioned above in this Design and Access Statement I would like to recommend this planning application to the planning department to receive a full planning permission.