

15 APR 2021

DESIGN and ACCESS STATEMENT

AT

10, TRELOWARREN STREET,

CAMBORNE

CORNWALL,

TR14 8aa

FOR,

MR S SINGH.

All windows and doors are to be as shown on elevations, and are to be of Pvc incorporated in the same design and are to comply with the building regulations.

Drainage:

All mains drainage is to be taken to the existing mains drainage system..

Services:

All services are available on site.

ACCESS STATEMENT

The site is accessed off directly off the Trelowarren Street that runs from the town centre with all existing roads running to Redruth, Helston and further afield and to the bus and train hubs in the town, the roads are in general day to day use for access to the local amenities and are bitmac paved highways. The new parking spaces on the existing site are as existing with one additional. The development is assessable to all the amenities i.e shops, supermarkets, post office, schools, doctors etc which are accessible by walking.

CONCLUSIONS

The application applied for is to build 2 new flats on the existing site that consists of a jewellery shop with disused out buildings (deep freeze units from a previous occupier who rented the shop as a butcher). The shop, the w.c and part of the courtyard is to be retained as a jewellery shop. There is also an existing flat to the first floor and roof space this is also to be retained with a separate access via an internal covered passage and up existing stairs to the existing flat. The freezers are to be removed and the 2 new flats are to be construction on this and additional area to the South elevation as shown on plans elevations and site/ Location plans.

When considering the project, it was decided that with the existing Jewellery Workshop business being in use and to continue its usage that a scheme of 2 additional flats would be the best option and to keep a covered access to the existing flat on the First and roof space by making the new First floor flat over hang the Ground Floor Flat and to keep the external access steps to this unit. With the extension and conversion of the next door property which consists of a shop and 2 flats it was thought that this development would meet the planning departments need for this sort of accommodation in the centre of Camborne, and because of the precedent set by number 8 Trelowarren Street, this would be acceptable.

The new flats would be constructed of traditional timber frame construction rendered on the outside, with pitched roof finished in slates to match the other properties in the existing street scene, there would be no overlooking and 3 parking spaces are to be provided to serve the 2 new units, there is access to all the shops and amenities in the town with in walking distance which makes the 2 new flats sustainable.

DESIGN STATEMENT

The planning application is submitted for the construction of 2 new flats on the Ground and First Floor at 10 Trelowarren Street, Camborne, TR14 8AA. The site is an infill and brown field site in the centre of Camborne, and as far as we are aware there are no other constraints.

EXISTING CONSTRUCTION

Floor :

All existing Ground Floors are as existing or where replacement or repaired to be 100mm concrete on dpm, laid on 150mm sand blinded hardcore. The first floors are timber joists with timber boarded floors with plasterboard ceilings.

Walls :

All external walls are Cornish stone and concrete block and all the internal walls are a combination of concrete block or timber stud work.

Roofs:

The construction of the existing roofs are of timber construction finished with slates, PVC fascia and guttering and down pipes. Ceilings to first floor rooms are of plaster board, with a hard coat of plaster skim, decorated with emulsion.

Windows and Doors :

All windows and doors are timber/ Upvc as shown on plans and elevations.

Services:

All services are available to the site.

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 additional first floor flooring is to be of timber to match existing sizes and finished with a composite floor to comply with building control for the transmission of fire and noise. Where necessary check all flooring and check and if necessary replace or repair.

Walls:

All existing walling is to remain in situ and any other walling is to be of Timber frame construction as shown on proposed elevations, forming the flats as per the ground and first floor plans, and to comply with the building regulations..

Roof:

The existing roof is to remain and to be checked and if required repaired as necessary, all new roofing to the new flats are to be truss roof finished with battens felt and slates as per plans, elevations and sections again the roof is to comply with building regulations. All fascias, barge, and rainwater goods are to be of pvc to match the existing building. .

Windows and Doors:

Bearing in mind the lack of this type of housing in the Camborne and surrounding area it was considered a planning gain to provide accommodation of this type to enable young single and newly married couples to be able to rent these properties to enable them to get their foot on the housing ladder, and to be able to save to buy their own property when they have managed to accrue the 10% deposit as is required to obtain a mortgage. Also the location of this development would enable local people to be in the heart of the community that they have grown up in and to have their immediate family close at hand to lend support when required. Also the location is also ideal for the local colleges to provide accommodation for students who live too far away to commute to and from the place of their education, which would be in either walking, cycle range and close enough to the local train and bus hubs to enable affordable travel both in the local area and farther afield.

With all the facts as detailed above we would consider this an acceptable development and would recommend the scheme to receive a full planning permission from Cornwall Councils Planning department.