

**DESIGN & ACCESS STATEMENT  
INCORPORATING HERITAGE STATEMENT  
TO ACCOMPANY  
FULL PLANNING APPLICATION  
IN RESPECT OF  
RETENTION OF DWELLING, DETACHED GARAGE, AND ASSOCIATED  
ACCESS**

**‘HIGHWATER’**

**SHUTTA LANE  
LOOE  
PL13 1HW**

**FOR**

**MR L TANSLEY**

**MAY 2021**

**Prepared by Mark Andrews Planning**

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## **DESIGN & ACCESS STATEMENT & HERITAGE STATEMENT**

### **1.0 INTRODUCTION**

- 1.1 This design statement has been prepared to accompany a full planning application for the retention of a dwelling and detached garage and access in respect of the dwelling known as 'Highwater', Shutta Road, Looe Cornwall PL13 1HW.
- 1.2 Full planning permission for this development has been previously granted on the 22<sup>nd</sup> March 2012, under Planning Permission Ref No.PA12/00793

### **2.0 USE**

- 2.1 The development comprises the retention of a single dwelling and garage.
- 2.2 There is a high demand for homes in the area. The Cornwall Local Plan 2016 indicates that most housing growth should take place in the main Towns and other towns, such as Looe.
- 2.2 The proposal meets the requirement of being within a town and constitutes 'infilling' as defined by Policy 3 of the Cornwall.
- 2.3 The site has been chosen as it is located within an existing residential area and offers a high level of amenity to its occupiers due to its elevated location overlooking the Mill Pool and entrances to the Looe Valleys.

### **3.0 AMOUNT**

- 3.1 The site has had permission for a pair of semi detached properties. However, the applicants were seeking a plot suitable for a self-build project to build their own home. They preferred to use the site for a single larger dwelling offering larger internal floorspace. This also enabled a larger garden area to be created.

### **4.0 LAYOUT**

- 4.1 The plot is rectangular in shape and is located on a steeply sloping valley side. The dwelling was located nearly centrally on the plot to give space to the boundaries and to allow pedestrian access to the rear of the building. The topography of the site is such that the main elevation of the dwelling should face westwards in order to receive maximum light and outlook for occupiers.
- 4.2 The principal elevation, just like other in this row of buildings, faces westwards to take advantage of the exceptional views across the Looe Valley towards the Mill Pool and to maximise the best aspect for achieving natural light and sun lighting.

4.3 The building is also orientated to face the public road which provides the means of vehicular/pedestrian access to the dwelling.

## **5.0 SCALE**

5.1 The dwelling is rectangular in shape, as is the plot itself. The shape allows the dwelling to achieve the generous internal floorspace sought by the owner. The dwelling contains four bedrooms, each with ensuite bathrooms, and an open plan kitchen, dining room and sitting room. The accommodation is arranged over three floor levels. The internal floor area measures 261 sq. metres. The size of the building was designed to keep the building in scale with surrounding development.

5.2 The scale of the building was designed to sit comfortably between a dormer bungalow and a dwelling of two storey appearance. The ridge of the roof does not project above the highest part of the two storey neighbouring dwelling.

## **6.0 LANDSCAPING**

6.1 The plot has been extensively excavated to achieve the development platform. Looking from the Mill Pool Car Park (a principal vantage point) the dwelling necessarily occupies most of the width of the plot. However, the building has been placed to enable space to be retained on either side of the building which enables tree/shrubs to overhang the space. This creates a green margin on either side of the dwelling.

6.2 The plot slopes down steeply from east to west. The rear garden area is elevated high against the levels of the dwelling and visually provides a green back drop to the building. A large Ash tree growing in the rear garden appears over the roof top when viewed from the west and thereby provides an attractive feature on the valley side. In combination, these spaces provide an attractive green framework in which the dwelling sits.

## **7.0 APPEARANCE**

7.1 The owner wished to have designed a building of contemporary modern style which took advantage of the superb views to the west. Originally the building was to be flat roofed but was redesigned to incorporate a pitch roof in order to more sympathetically reflect the predominant use of pitched roofs in the area.

7.2 The principal elevation, and the one that is most viewed from the other side of the valley, is the west elevation. This elevation contains extensive fenestration and balcony areas in order for the occupiers of the dwelling to best enjoy the extensive views and to receive natural light and sunlight into the dwelling. This is the single most important design feature of the building which principally defines its amenity value and enjoyment to its occupiers.

7.3 The building was designed to sit alongside its neighbouring dwellings rather than to be dominant. The white rendering of the external elevations echoes a typical feature of local buildings.

## **8.0 ACCESS**

- 8.1 Access from the main road is via Shutta Road, which is both narrow and tortuous, but is typical of roads in parts of the town. Shutta Road due to its constraints is not heavily used and only serves the neighbouring residential area. Traffic speeds are also low and users are typically local residents who are familiar with its limitations. Shutta Road is a one way street.
- 8.2 The development is served by a part shared access drive from Shutta Road. Vehicles enter the site in forward gear and reverse back out onto Shutta road. Low speeds and traffic flows combined with the one way street and driver awareness of the limitations of the road make this a workable access arrangement. No traffic incidents have occurred using this access during my client's occupation of the dwelling (over eight years).

## **9.0 HERITAGE STATEMENT**

- 9.1 The dwelling is located within the Looe Conservation Area. The historic core of the Town is located to the south around the old harbour area where the majority of the Listed Buildings or other heritage buildings/structures are located.
- 9.2 This area of Shutta, where the dwelling subject of this application is located, is characterised by a more modern era of development. There are no Listed Buildings or Ancient Monuments in the vicinity of the application site.
- 9.3 The dwelling form in the Shutta area is very varied ,comprising detached bungalows, detached dwellings, pairs of semi- detached dwellings and terraced buildings. Furthermore, the individual design is also varied, comprising a mix of contemporary dwellings (as per the existing dwelling to the immediate south of the application site), more mundane 20 century housing (further south and west), and more traditional built forms (such as the dwellings on the lower slopes to the west of the site).
- 9.3 One of the distinctive features of the development on the Looe valley sides are the rows of dwellings built along it slopes which look out across the valley. It is notable, that the principal elevations virtually all face the same direction. The buildings are punctuated by green wedges of vegetation and trees which provide a setting for the otherwise closely spaced residential development. The urban residential pattern of development allows the characteristics of the countryside to intermingle with the built form which gives rise its distinctive visual appeal.
- 9.4 Cornwall Council's Conservation Officer was consulted on the earlier application (PA12/00793) for the dwelling and advised that the building is to be low profile which sits back into the hillside with finished materials of render and glass with colour coated aluminium doors and windows. The pitched roof has been angled back to exploit the views and sunshine. The Conservation Officer went onto comment that whilst the dwelling is not a traditionally designed property it does sit quite well alongside its neighbours - a single storey dwelling to the north and a modern two storey dwelling to the south. The main views will be long distance views across the Looe River from West Looe. From this distance, the development does not appear to be visually dominant or obtrusive, and amongst other detached dwellings in large gardens will not appear alien.

9.5 In view of the above, it is considered that the character and appearance of the Looe Conservation Area is preserved.