



Proposal for Annexe for Family Members to Create a Sustainable Multi-Generational 'Lifetime Home'

Pine Hollow, Fistral Crescent, Newquay, TR7 1PQ

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1. INTRODUCTION

1.1 Pre Application Report PA19/02346/PREAPP

This planning application follows the pre-application enquiry from October 2019 that received a favourable response from Cornwall Council. This Design and Access Statement refers to the Council pre application advice, reference PA19/02346/PREAPP, and any quotes from that response are shown in *blue italic* font within this document for ease of reference.

The pre-application enquiry sought advice as to whether an 'annexe' to the main dwelling would be supported in principal and this application has therefore been developed in accordance with the following conclusion from the Council pre-application report:

"An annexe/extension which acts as a continuation of the existing dwelling would likely be supported provided that it is of a sympathetic design and takes account of the advice outlined in this report."

The design for an Annexe has been developed to respect all the below criteria mentioned in the pre-application response.

"In planning terms annexes should normally:

- a. Have a functional link with and be ancillary to the principal dwelling.*
- b. Be in the same ownership as the principal dwelling and remain as such.*
- c. Be within the curtilage of the principal dwelling and share its vehicular access.*
- d. Be well related to the principal dwelling and could be an extension to the principal dwelling, a detached new building or the conversion of an existing building.*
- e. Have no boundary demarcation or sub-division of garden areas between a curtilage annexe and principal dwelling.*
- f. Be of a scale subservient to the principal dwelling and comply with the Council's normal design standards.*

It is considered that all of these criteria can be met. The annexe will be contained within the curtilage of the host property and will be in the same ownership. Parking to the front of the property should be shared and no boundary demarcation should be installed between the two buildings."

2. COMMUNITY ENGAGEMENT

As recommended in the pre-application report, we have consulted the local Councillor Joanna Kenny, nearby residential occupiers (Riverbank, Ischia, Cliffhanger, Riverview, 10 Riverside Avenue, 12 Riverside Avenue, 14 Riverside Avenue and 1 Fistril Crescent) as well as the Pentire Residents Association, prior to making this submission. We have not consulted residents of 75 Pentire Avenue as it is currently under construction by a developer. The proposal has minimal impact on 75 Pentire Avenue in any case as it is greater than 30m from the building. The draft of this Design and Access Statement was circulated to the above parties on 08/03/21 and the majority of responses were supportive.

Only one neighbour responded with a concern, which was that the annexe proposal *"would amount to over development of the site, result in the loss of amenity and not be in keeping with the area"* and that the plan *"amounts to constructing an additional dwelling in the garden of the existing property."* We would like to address these concerns as follows:

- The annexe will replace the existing garage and shed, so the proposal will **increase the footprint of buildings within+ the plot by just 5.6%**, thereby retaining plenty of garden/amenity space to the north and south of Pine Hollow and the proposed Annexe. **The Annexe and existing house will cover just 25% of the total plot area of 936m².**
- The annexe has been designed to mimic the terraced form, levels, facade lines, materials and details of the main house so that it **reads architecturally as 'one dwelling'**. **This ensures that it maintains the character of 'large detached properties on medium sized plots' along the North bank of The Gannel, as defined in the Neighbourhood Plan.**
- The Council's planning Design Guidance Note for an Annexe states that an annexe should **"Be well related to the principal dwelling and could be ... a detached new building."** This Annexe proposal has been carefully designed as a detached dwelling that is still well related to the main dwelling through physically links (shading structures and external stairs) and aesthetic links (the form, cladding materials and details such as window reveals and copings). **The annexe needs to be detached from the principal dwelling in this case to ensure the existing rooms are not compromised in any way.**

The design creates maximum space between the Annexe and principal dwelling so that there is minimum impact on the views and daylight for the existing rooms. This shared space between the house and annexe has been used as the central circulation 'spine' for the property, linking the parking, entrances and terraced garden levels. This will provide the families with a degree of privacy and independent living, despite sharing the access, parking, garage, storage and gardens.

3. RELEVANT PLANNING POLICY

The following planning policies have been reviewed, as recommended in the pre-application report, and it is considered that the proposal for an Annexe at Pine Hollow is in accordance.

Cornwall Local Plan 2010-2030 (Adopted November 2016):

Policy 1 Presumption in favour of sustainable development
Policy 2 Spatial strategy and key targets
Policy 3 Role and function of places
Policy 12 Design
Policy 13 Development standards
Policy 16 Health and wellbeing
Policy 21 Best use of land and existing buildings
Policy 27 Transport and accessibility

National Planning Policy Framework 2019:

Section 2 Achieving sustainable development
Section 4 Decision making
Section 6 Building a strong, competitive economy
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places

Newquay Neighbourhood Development Plan 2019-2030:

Policy G1 Settlement Boundaries
Policy G2 Development Principles
Policy D1 Key Principles - Guidance and Design Statement
Policy H2 Development in Sensitive Landscape Areas
Policy H4 Parking for residential development

4. REQUIREMENT FOR A DESIGN & ACCESS STATEMENT

Although a Design & Access Statement is not officially required for a Householder Application in this location, we have provided a detailed statement here as we are aware that the Gannel Side location has been identified as important within the Newquay Neighbourhood Plan and that an Annexe development may be considered sensitive within the Pentire area. The Cornwall Design Guide also encourages the use of Design & Access Statements to demonstrate a clear process for achieving good design.

We have summarised our proposals using the headings from the CABA document 'Design and Access Statements' with additional headings as necessary. Further information is also provided within this document in response to the various Cornwall and Newquay Planning Policies.

5. LOCATION

The location of the proposal is Pine Hollow, north of Riverside Avenue and west of Fistril Crescent (TR7 1PQ). The Google Maps aerial view in Section 7 below shows the site boundary and independent second garage location, adjacent to Fistril Crescent. Note the size of the Pine Hollow garden in relation to the size of the existing dwelling, in comparison to Cliffhanger and Riverview nearby.

6. OUR PERSONAL CIRCUMSTANCES

[REDACTED]

[REDACTED]

[REDACTED]

Our eldest son and family have now settled permanently in Newquay, in order to share caring for our youngest son and to support us as we age. However, the existing accommodation in the lower ground floor of the Pine Hollow is getting too small for their family as they have 2 growing children. They also work from home and have no room for a dedicated office space or for visitors. We therefore propose that they will occupy a new Annexe within the curtilage of our property.

Once their family move into the Annexe, the lower ground floor that they currently occupy will be inhabited by our two other sons, so that we are all together to assist each other with the constantly changing day-to-day care and family support requirements.

We moved into Pine Hollow (the principal dwelling) in March 2018 and, since then, it has become a close family hub, with shared use of rooms, parking, gardens and storage space. Where Covid-19 allows:

- We assist with the grandchildren so that our eldest son and daughter-in-law can manage their work and businesses;
- Our younger sons visit and often stay, in order to care for us if we are not well or to give the middle son a break as Primary Carer for our youngest son;
- Since tighter Covid restrictions, they moved into our house for periods of time to form a safe "Support Bubble", with one using the spare room and the other using the sofa bed in the lounge! This is a great help as I (Marion) am on the "Vulnerable" list due to my medication.
- Our sons do mowing and gardening every 2 weeks to assist us in maintaining the property;
- We have regular family meals all together;
- Our youngest son shares car ownership with our eldest son and their jointly owned car is parked at our property, so there are regular visits for collection and drop-off;
- Our eldest son's friends use our spare room when visiting from distant parts of the UK, as there is not enough space for visitors to stay in the Basement Flat.

Having all family members living together, but independently, will greatly improve all our living standards and reduce costs of long-term care and support for us and our youngest son, as well as childcare for our grandchildren.

Finally, it must be stressed that this is not a proposal for 'garden grabbing' development and we have NO intention of selling the property (or any part of it) outside the family. We have a genuine family need for shared care and a sustainable multi-generation Lifetime Home.

7. ANNEXE DESIGN DEVELOPMENT

The design has been informed by a rigorous process of reviewing the long-term needs of our family, analysing the site conditions and surroundings and consideration of the immediate neighbour at Riverbank, who will be most affected.

The council pre-application report stated:

“Policy 2(a) of the Cornwall Local Plan requires that development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location.

Additionally, Policy 12 seeks, inter alia, that new development is of an appropriate scale, density, layout, height and mass as to provide continuity to the existing built form of the area. This is supported in paragraph 127 of the NPPF which states that design should be visually attractive and add to the overall quality of the area and Policy D1 of the Newquay NDP seeks that buildings are of an appropriate scale and respond to the local character of their setting.

... there is scope to develop an attached annexe which will read as an extension to the existing building. It is recommended that the extension/annexe projects from the western elevation as to read as a natural continuation to the host property and leave sufficient garden area to the rear of the property. Different ways of achieving this have been suggested and a creative design which links the extension to the host dwelling in a way that maximises space will be welcomed provided the finished design reads as one building.”

The proposal responds directly to the Council’s Guidance Note for an Annexe, as follows:

a) Have a functional link with and be ancillary to the principal dwelling.

The proposal is functionally linked to the principal dwelling through shared parking areas, garage, storage and bin areas, shared gardens and amenity space, shared entrances and external steps that connect the access roads/parking to the various dwelling entrances and terraced garden levels.

b) Be in the same ownership as the principal dwelling and remain as such.

The principal dwelling and curtilage that includes the location of the proposed Annexe are both in our ownership (Mr. and Mrs. M. Kelly).

c) Be within the curtilage of the principal dwelling and share its vehicular access.

The proposed Annexe is within the curtilage of the principal dwelling and shares vehicular access via the private drive off Fistral Crescent.

d) Be well related to the principal dwelling and could be an extension to the principal dwelling, a detached new building or the conversion of an existing building.

The Annexe proposal has been designed as a detached dwelling, linked by shading structures, external stairs and will be aesthetically linked by the cladding materials and details such as window reveals, copings, levels and lines of the facades. The design creates maximum space between the Annexe and principal dwelling so that there is minimum impact on the existing views and daylight for the principal dwelling. This space has been used as the central circulation ‘spine’ for the property, linking all entrances and terraced garden levels. This will provide the families with a degree of privacy and independent living, despite sharing the access, parking and gardens.

e) Have no boundary demarcation or sub-division of garden areas between a curtilage Annexe and principal dwelling.

There are no fences or boundary demarcation between the Annexe and principal dwelling and all garden areas are accessible to all inhabitants.

f) Be of a scale subservient to the principal dwelling and comply with the Council’s normal design standards.

The floor area of the Annexe is less than 50% of the principal dwelling. The width of the Annexe in elevation is only 38% of the principal dwelling width. The parapet level of the Annexe matches the principal dwelling (which has been partially raised to create a more spacious dining/lounge for the principal dwelling). All these aspects ensure that the scale of the Annexe is subservient to the principal dwelling.



Source: Google Maps

7.1 USE

7.1.1 Existing Use

The existing plot has a 2 bedroom + study dwelling (Pine Hollow) on the top two floors and a 2 bedroom flat on the lower ground level (Basement Flat) with a detached garage and outbuilding within the same curtilage and a separate garage and parking areas on a nearby plot at the entrance to the private access road. The site slopes from north down to the south with extensive views to the south over The Gannel. The dwelling is accessed from a private road to the north that leads to Fistral Crescent. There is a private parking area for up to 5 cars to the north of the dwelling and additional private parking spaces for 2 cars to the front and rear of the second garage on Fistral Crescent. The main plot also has a pedestrian access gate at the bottom of the garden to Riverside Avenue. We live in the upper levels of the dwelling and our eldest son and family live in the lower level though, following the birth of their second child, they now have insufficient space.

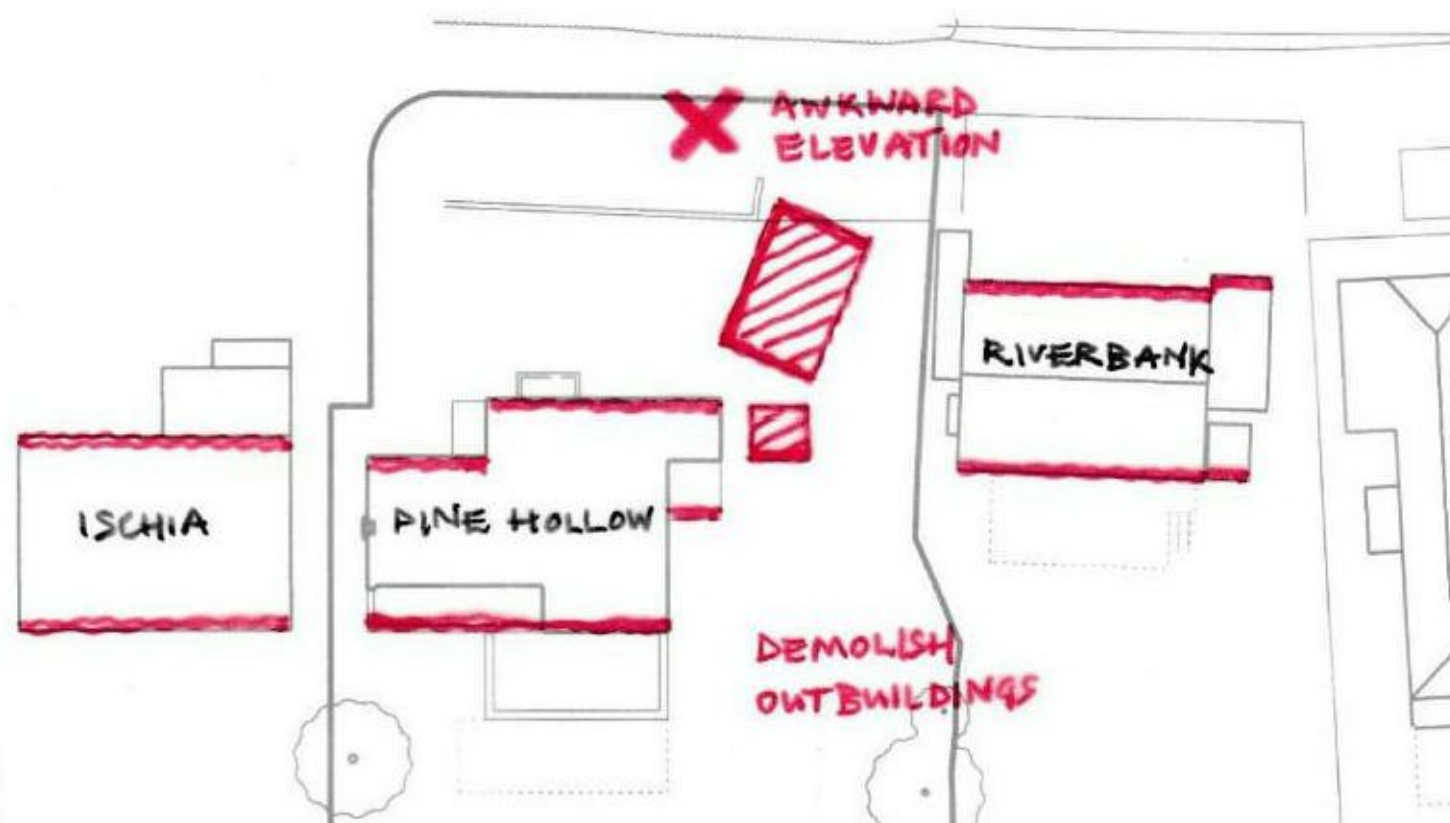
7.1.2 Existing Outbuildings

The existing garage and shed are in need of refurbishment/replacement and are inappropriately designed for the following reasons:

- Create an uncomfortable protruding elevation to the private access drive
- Divide the north garden into unusable areas
- Obstruct the access path to the main dwelling
- Do not complement the style, materials and orientation of the main house

As the Council noted in their pre-application report:

“The outbuildings proposed to be demolished are of utilitarian design hold no visual significance within the setting. Their removal is therefore considered to be acceptable.”



7.1.3 Proposed Use

This proposal includes refurbishment of the existing house to provide a Lifetime Home for us (elderly parents) and addition of an Annexe for our children and grandchildren, as follows:

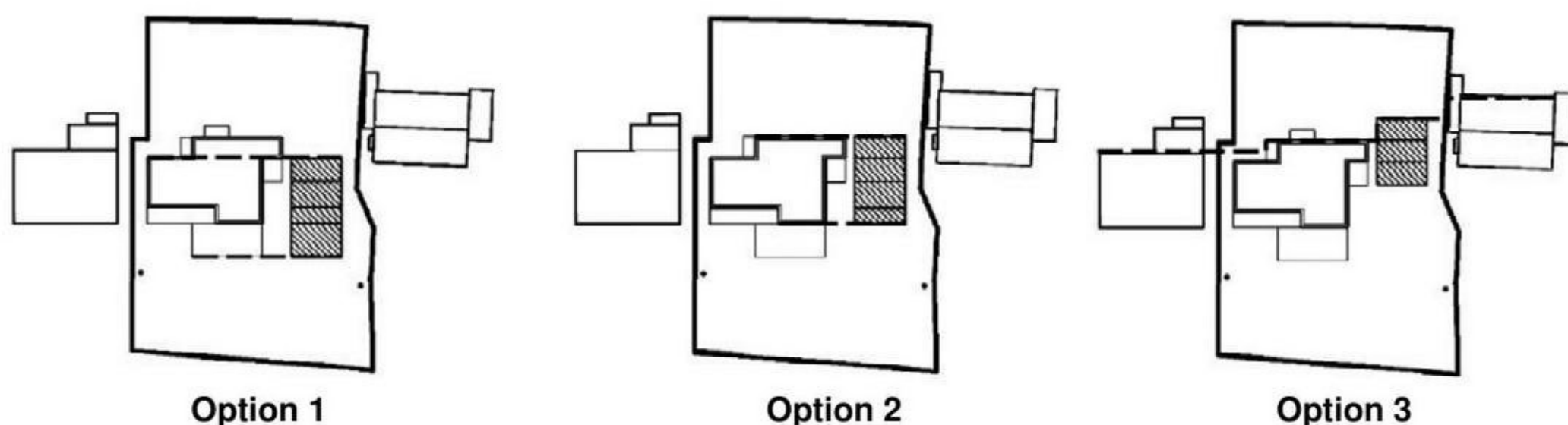
- **Re-clad the existing dwelling** to prevent current water ingress, enhance insulation standards and greatly improve the external aesthetic of the dated building
- **Demolish the unsightly and awkwardly oriented garage and outbuilding**
- **Construct a 3 bedroom Annexe** to the main house for the residence of our eldest son and his family. This will include an extended parking area and extended usable garden areas to the North and South of the dwelling
- **Refurbish the Lower Ground level with a minor extension** for our other two sons
- The extension to the Basement Flat and the roof of the new Annexe will have **'extensive' green roofs (wildflower or sedum)** and the **Annexe roof will be a 'biosolar' roof** that integrates photovoltaics and a green roof

Aspects of the above were supported in the council pre-application report, as follows:

"The recladding of the host dwelling is considered to be acceptable and will improve the overall aesthetic of the building. The cladding should be high quality and sympathetic to the context of the setting. The utilisation of the green roof would also be supported and will provide the benefit of sustainability alongside the solar panels."

7.2 LOCATION OPTIONS WITHIN THE PLOT

Various options for the location of the Annexe have been considered within the large space between Pine Hollow and Riverbank in order **to minimise impact on the existing main house and the neighbouring dwellings**. The following sketches show the relationship between Ischia, Pine Hollow, the Proposed Annexe options and Riverbank.

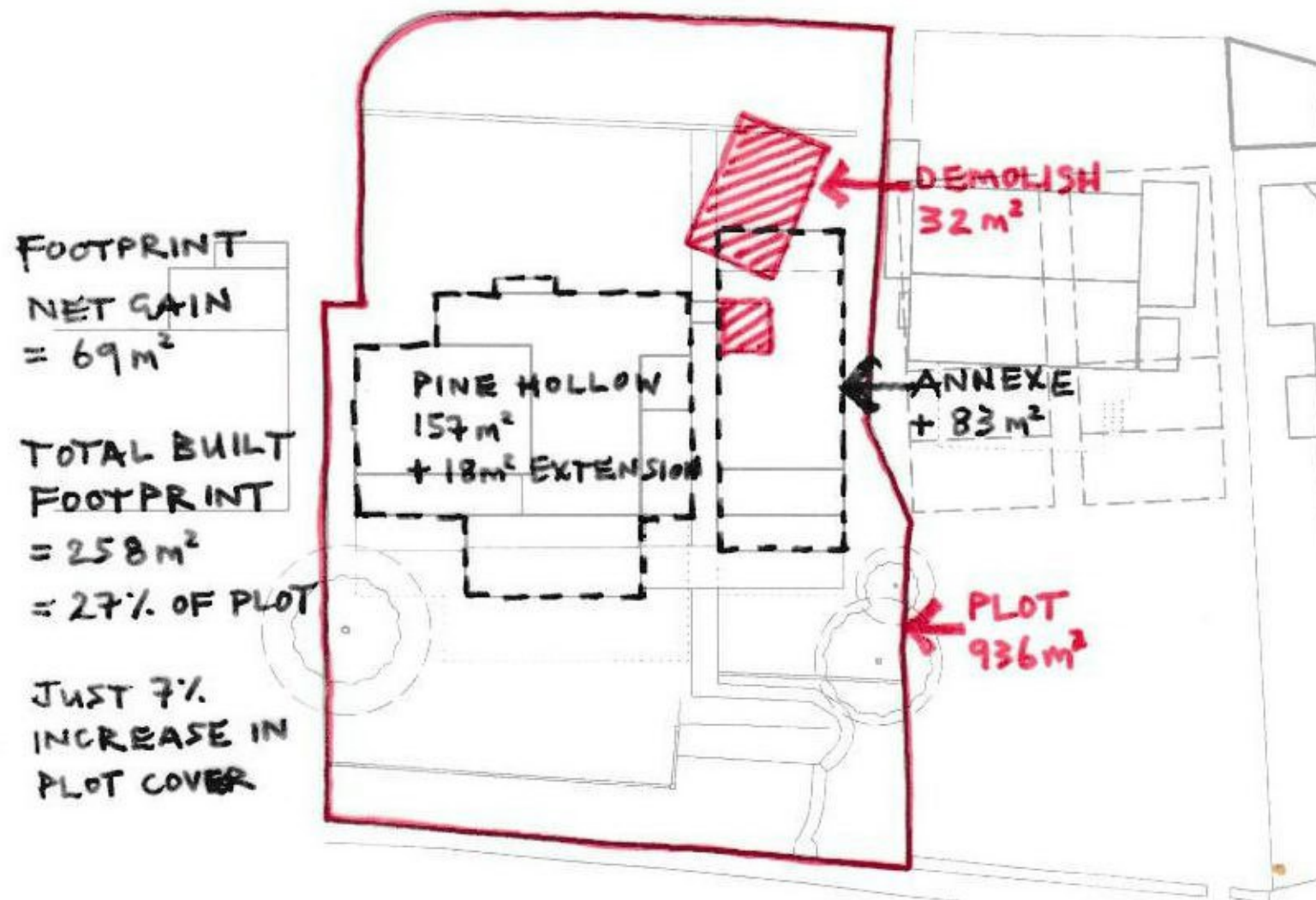


- **Option 1** leaves a large gap to the north between Pine Hollow and Riverbank
- **Option 2** aligns north and south facades with the top 2 storeys of Pine Hollow
- **Option 3** pushes the development to the north, which buries it into the hill and reduces usable area of the building volume (or would require greater excavation)

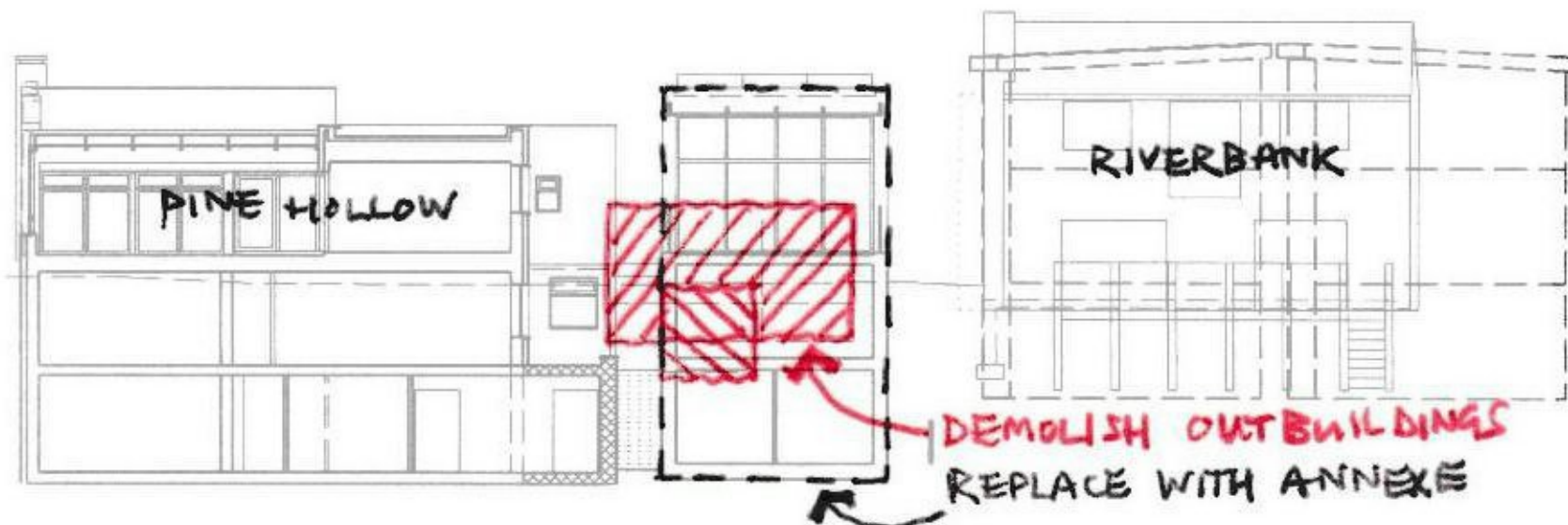
The best solution is a combination of the above options that terraces the plan towards the north on each of the levels (i.e. Option 1 at Lower Ground level, Option 2 at Ground level and Option 3 at First Floor level). This creates a 'stepped' building form that mimics Pine Hollow and has a number of advantages that are further explained below.

7.3 SIZE

The demolition of existing outbuildings and replacement with an Annexe will reduce the impact of the proposal, as follows:



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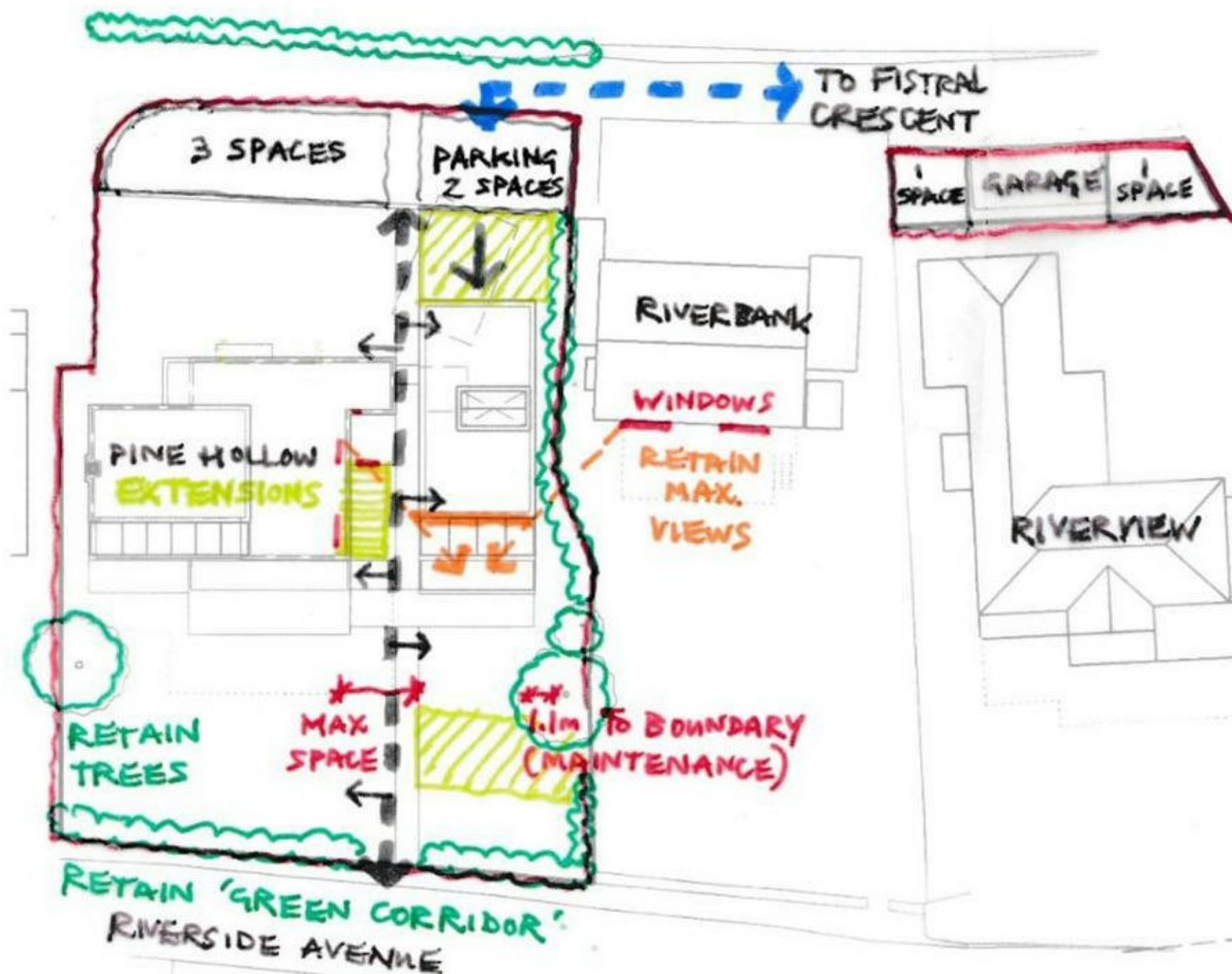
SECTION / ELEVATION

- The existing garage and outbuilding (that are currently used for storage) will be demolished. These are poor quality, unsightly and are not oriented sympathetically with the surrounding buildings
- **The net increase in the total built footprint will be just 69m².**
Existing built footprint = 157m² house + 32m² outbuildings = 189m²
Proposed built footprint = 175m² house (including minor extension to lower ground level) + 83m² Annexe = 258 m² (including additional 150mm for the existing house over-cladding)
- The proposal will **increase the footprint of buildings within the plot by just 7%**, thereby retaining plenty of garden/amenity space to the north and south of Pine Hollow and the proposed Annexe. **The Annexe and existing house will cover just 27% of the total plot area of 936m²**
- The Gross Floor Area of the Annexe will be 154m² and therefore **subservient to the principal dwelling** that will have a GFA of 300m²

7.4 LAYOUT

The design concept incorporates the following:

- Maximum space between the existing building and the Annexe to **retain daylight and views for the existing residence**
- Modified pedestrian path between the existing building and the Annexe that provides **access to all parking, building entrances, terraced garden levels and Riverside Avenue**
- **2 new parking spaces** on the extended terrace directly in front of the proposed Annexe (total 7 spaces)
- Terraced floor levels that step back on the South side to **retain maximum daylight and views for the existing residence and neighbour at Riverbank**
- Minimum 1.1m to the boundary with Riverbank for **future ease of maintenance access and reduced construction impact on this neighbour**
- **Retention of all large trees and allowance for Root Protection Area**
- **Retention of planting along the boundary with Riverbank** (which screens the lower 2 levels of the proposed Annexe)
- **Retention of planting along Riverside Avenue to maintain the 'green corridor' aesthetic** (please note that, sadly, we have just had to remove 4 trees next to Riverside Avenue, as the roots were damaging our retaining wall)
- **Extended usable garden areas** to the North and South of the proposed Annexe
- **Minor extension to Lower Ground level of existing dwelling (the 'Basement Flat')** to improve accommodation and help tie the composition together
- New porch to the existing dwelling to replace the existing rotten timber frame porch
- **'Extensive' green roofs** to Basement Flat extension and Annexe



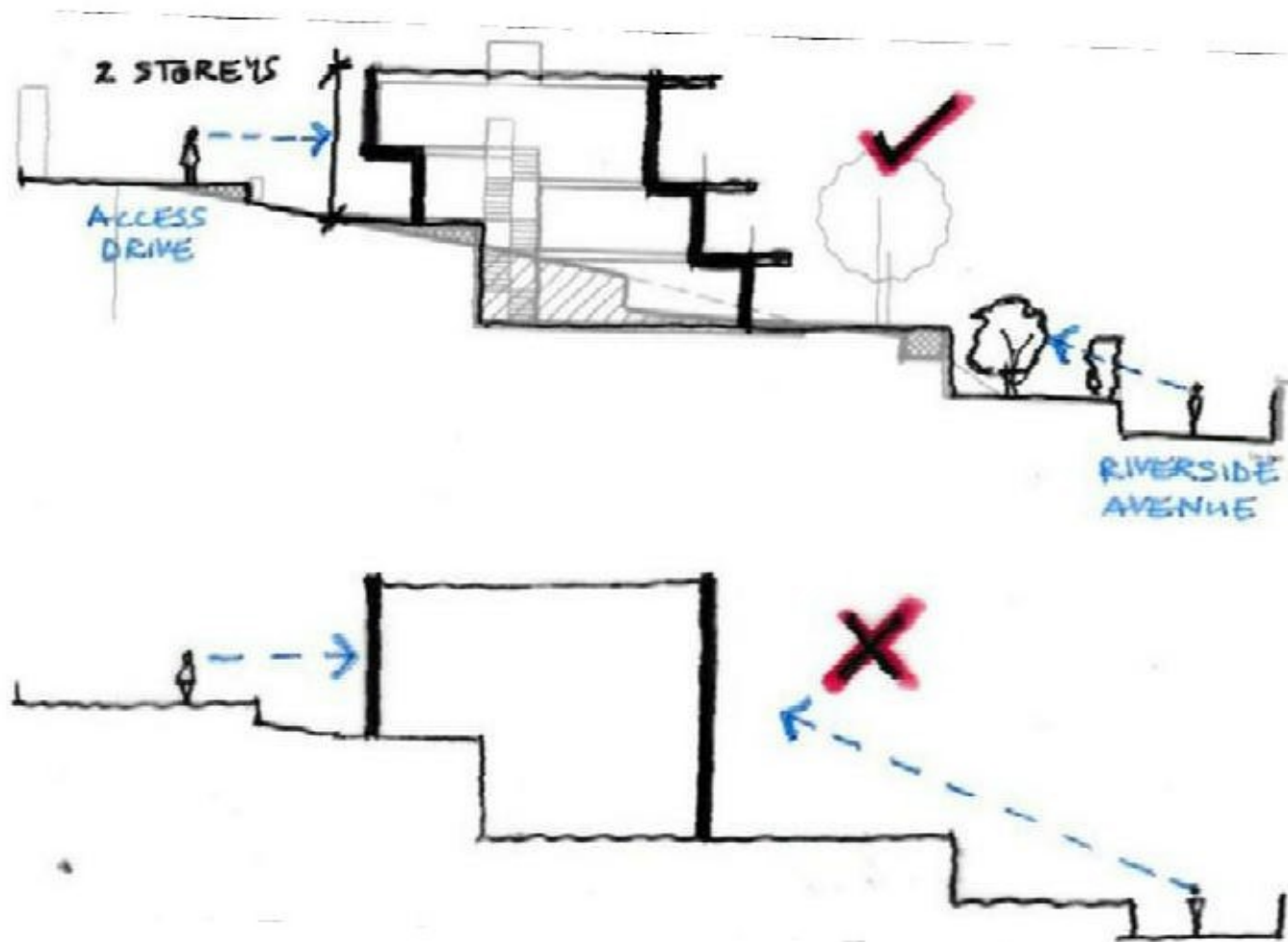
7.5 ACCESS & PARKING

- Vehicle and pedestrian access is from the private access road at the North of the site, which is a very quiet private drive for just 4 dwellings
- Pedestrian access is also possible via a private gate onto Riverside Avenue to the South of the plot
- The existing parking terrace will be extended to provide **2 parking spaces for the 3 bedroom Annexe, in accordance with Policy H4 of the Newquay NDP**. The spaces will be shared with the host dwelling, which will retain 3 spaces on the existing parking terrace to the North of the main dwelling and an additional 2 spaces – 1 either side of the small garage at the entrance to the private drive on Fistril Crescent, thus totaling 7 spaces.
- The access road and parking areas allow suitable vehicle turning, so that reversing into Fistril Crescent is unnecessary. **There will be no changes impacting Highways, other than 1 or 2 extra cars accessing the private road off Fistril Crescent**
- The pre-application report noted that *“Given the scale of the proposal it is not considered that utilising the existing access would result in an unacceptable risk with regard to highway safety”* and *“given the size of the driveway to the North it is considered that adequate parking can be provided.”*

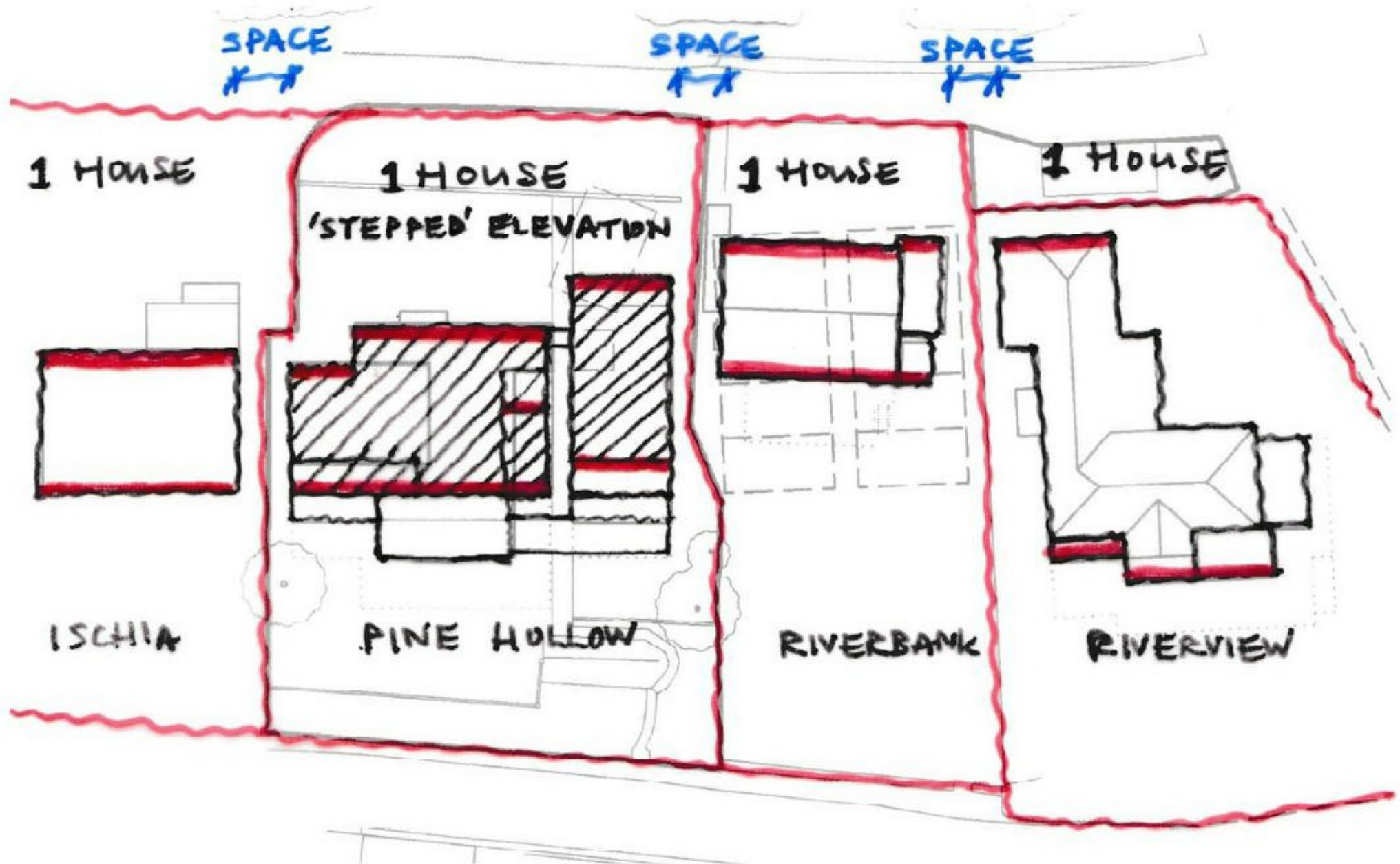
7.6 SCALE AND MASSING

The scale of the Annexe has been visually reduced, as follows:

- **The Annexe appears as 2 storeys from the North** and 3 storeys with a series of stepped terraces to the South, matching the existing dwelling
- The terraced levels to the South and protruding kitchen to the North elevation **break up the scale of the building so it does not appear overwhelming**



- The Annexe infills the gap between Pine Hollow and Riverbank, leaving a similar space between the neighbours to the West (Ischia) and East (Riverbank and Riverview). This creates a **regular rhythm of houses and spaces between buildings along the private drive that is visible from Riverside Avenue and The River Gannel**. The same terraced levels and building elevation lines as the existing house have been used to ensure that the **Annexe integrates as a 'single building' mass**. The proposed Annexe will protrude at first floor to the North to create a covered entrance area. This **follows the existing 'stepped' Northern elevation line of Ischia – Pine Hollow – Riverbank** (unlike the current garage which will be demolished)



- A minor extension is proposed to the Lower Ground floor of the existing dwelling (the Basement Flat) in order to increase the size of the second bedroom and kitchen-living-dining space, which are both currently very limited. This will also help tie the two parts of the composition together
- The finished ensemble reads as a 'single building' to maintain the character of 'large detached properties on medium sized plots' along the North bank of The Gannel, as defined in the Neighbourhood Plan

7.7 DAYLIGHT FOR NEIGHBOURS

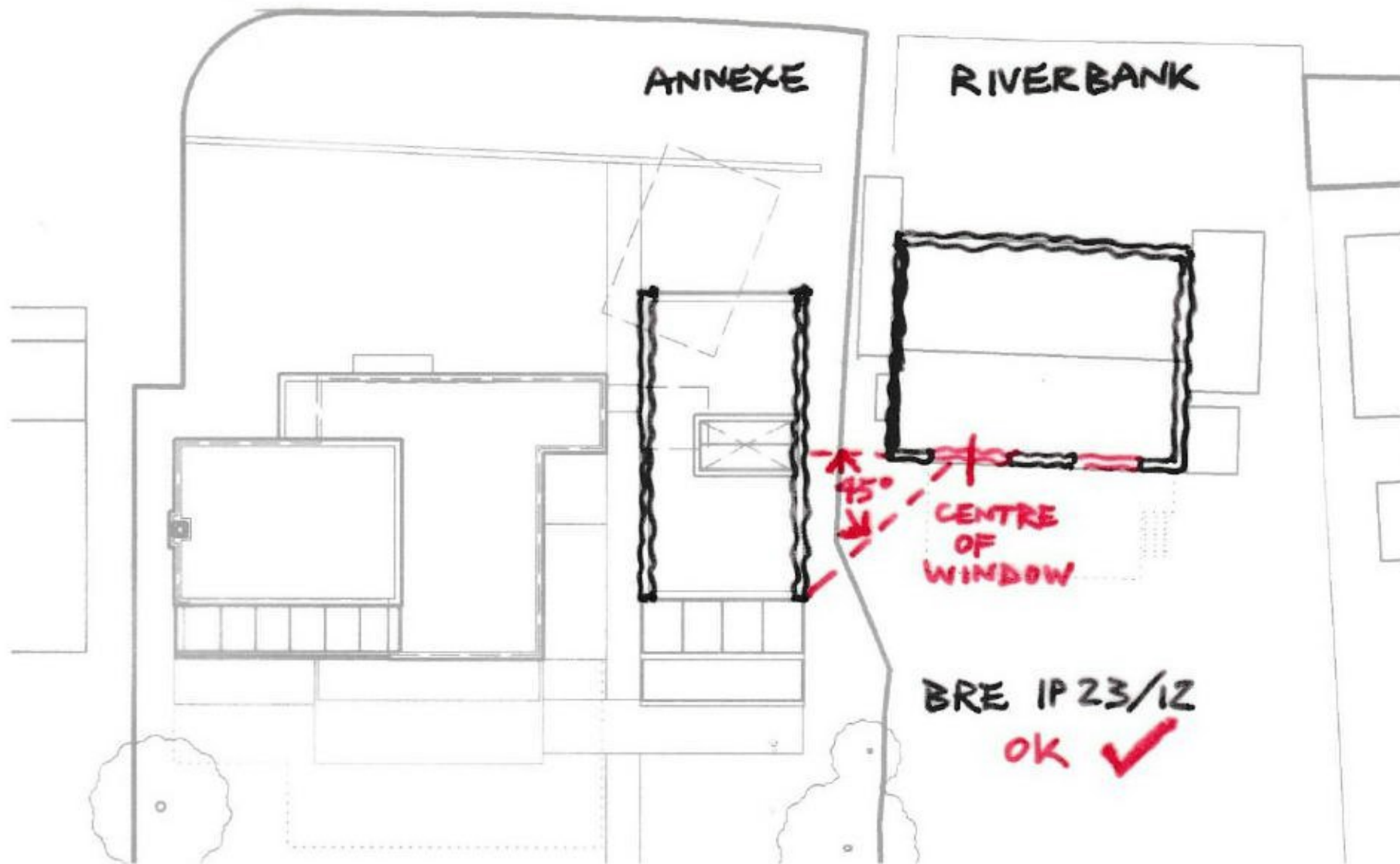
The proposal has taken great care to minimise the impact on the neighbour to the east at Riverbank, as the pre-application report noted:

"Policy 12 of the CLP requires that new development protects individuals and property from a) overlooking and unreasonable loss of privacy; and b) overshadowing and overbearing impacts; and c) unreasonable noise and disturbance.

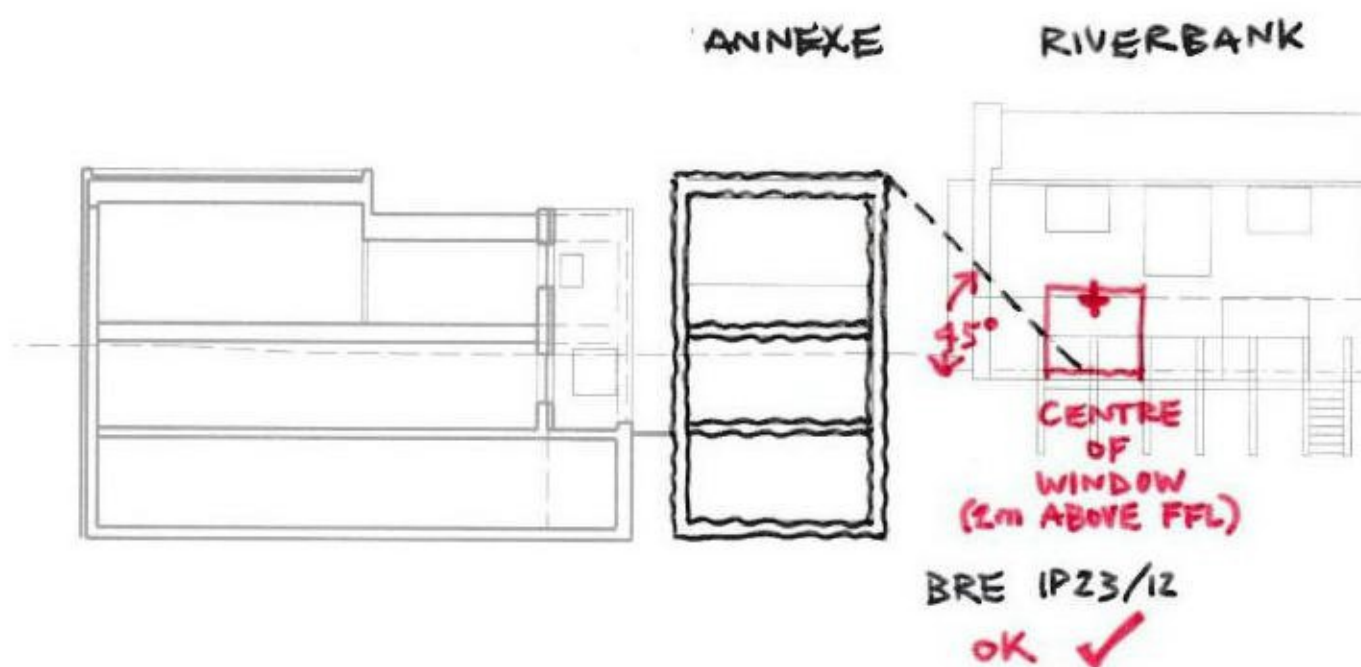
Care should be taken regarding impact on the neighbour to the East, known as Riverbank. There is also a risk that the proposal could lead to loss of light or overshadowing to Riverbank, which must be considered in the design process. Owing to the siting of other neighbouring properties it is not considered that these will be adversely affected by the proposal. The existing boundary screening and vegetation should be retained to protect the privacy of both neighbouring properties and occupiers of the proposed development."

It should be noted that Izzie Robertson (the owner of Riverbank) submitted a planning application (PA20/01679) to 'Demolish dwelling (which comprises 2 flats) and construct 2 x 4 bed roomed detached houses' on 27/02/20, the outcome of which is still pending. The proposal creates 2 townhouses with terraced Southern elevations that extend to the same building line as Pine Hollow. Should this application be approved, then there would certainly be no concern regarding impact on daylight or views for Riverbank.

Even were the pending planning application not approved, the scale and massing of this proposal would **not negatively affect the quality of daylight for Riverbank in its current form** (according to the criteria set out in BRE document 'Site layout planning for daylight (IP 23/12)' and in accordance with PPS7: A36) as the following plan and section/elevation show:



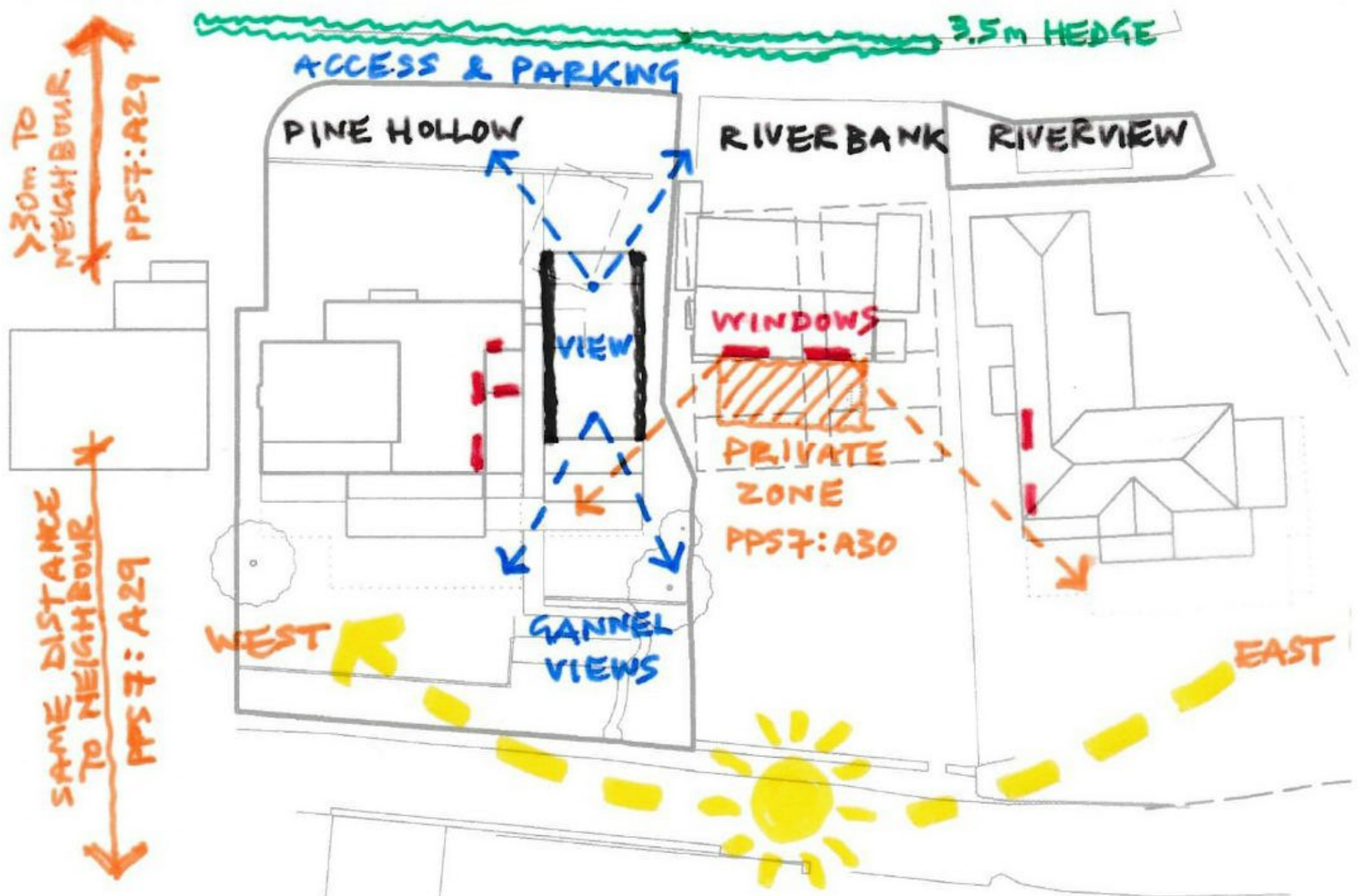
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SECTION / ELEVATION

7.8 PRIVACY FOR NEIGHBOURS

- The width of the Annexe is minimised to **maintain daylight, ventilation and views for the existing dwelling and neighbour at Riverbank**. The width does not, however, compromise the proposed habitable spaces in the Annexe as two comfortably sized bedrooms (2.47m x 3.9m) are arranged within the frontage on the lower ground floor
- **The proposal retains plenty of view angle to The Gannel and solar access for Riverbank**
- **The outdoor 'Private Zone' of the neighbour at Riverbank and the kitchen window of the neighbour at Ischia are respected with no overlooking** (in accordance with PPS7: A30). Translucent glass panels are fixed in the Eastern sides of the Annexe balconies at ground and first floor levels and a translucent glass panel is fixed in the West wall of the new glazed first floor conservatory in the main house, as per existing
- Although the pre-application advice mentions that *"No windows should be sited on the eastern elevation of the proposed annexe/extension in order to avoid overlooking or loss of privacy to Riverbank"*, the proposal includes a non-openable window with obscure glazing to the stairwell and an obscure glazed door to the lower ground laundry ground floor WC to provide additional daylight whilst preventing any loss of privacy to Riverbank. There is a clear glazed window to the ground floor WC of the annexe, but that will be screened with planting and there is a blank wall on the west elevation of Riverbank in that location, so there will be no loss of privacy
- The existing eastern and southern boundary vegetation shall be retained and enhanced to protect the privacy of all neighbouring properties
- The **same distance to the windows of the nearest Southern neighbour at 12 Riverside Avenue is retained** as existing with Pine Hollow, in accordance with PPS7: A29
- The **distance to the windows of the nearest Northern neighbours at 75 Pentire Avenue and 1 Fistral Crescent both exceed 21m**, as recommended in the Cornwall 'Domestic alterations and extensions guide'



7.9 FLOOR PLANS – EXISTING DWELLING

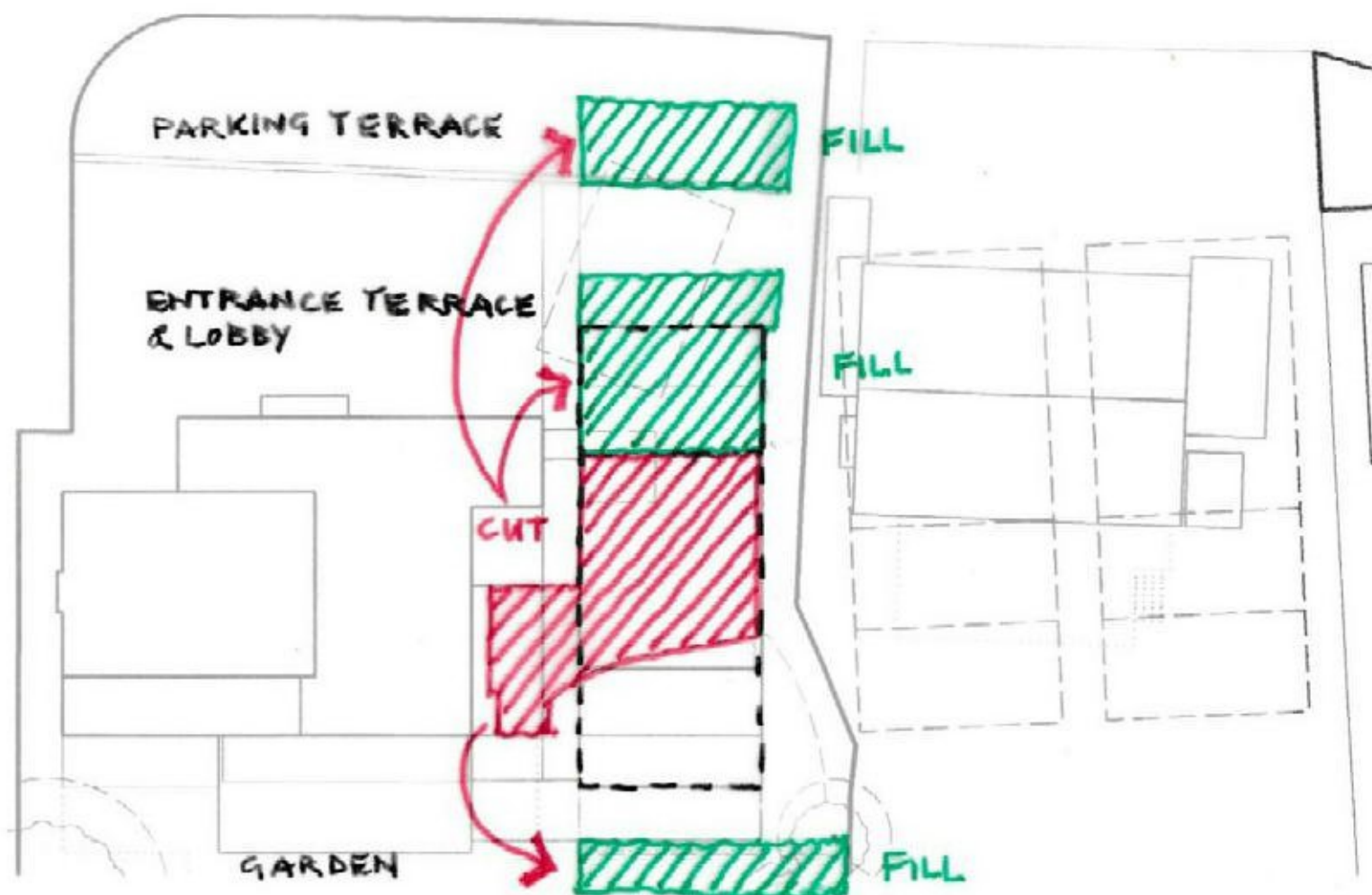
- The Lower Ground Floor has a small extension to **improve the 2nd bedroom and kitchen-dining-living space and tie the composition of existing and proposed forms together**. It also improves the overall massing and prevents the feeling of a 'chasm' between the 2 parts of the building
- The Ground Floor has a **new porch to replace the existing rotten timber porch, which will have matching slate cladding**
- The First Floor has an extended larder/store, which improves the front (north) elevation of the dwelling, and a **new glazed conservatory that encloses the existing balcony** so that it can be used in winter

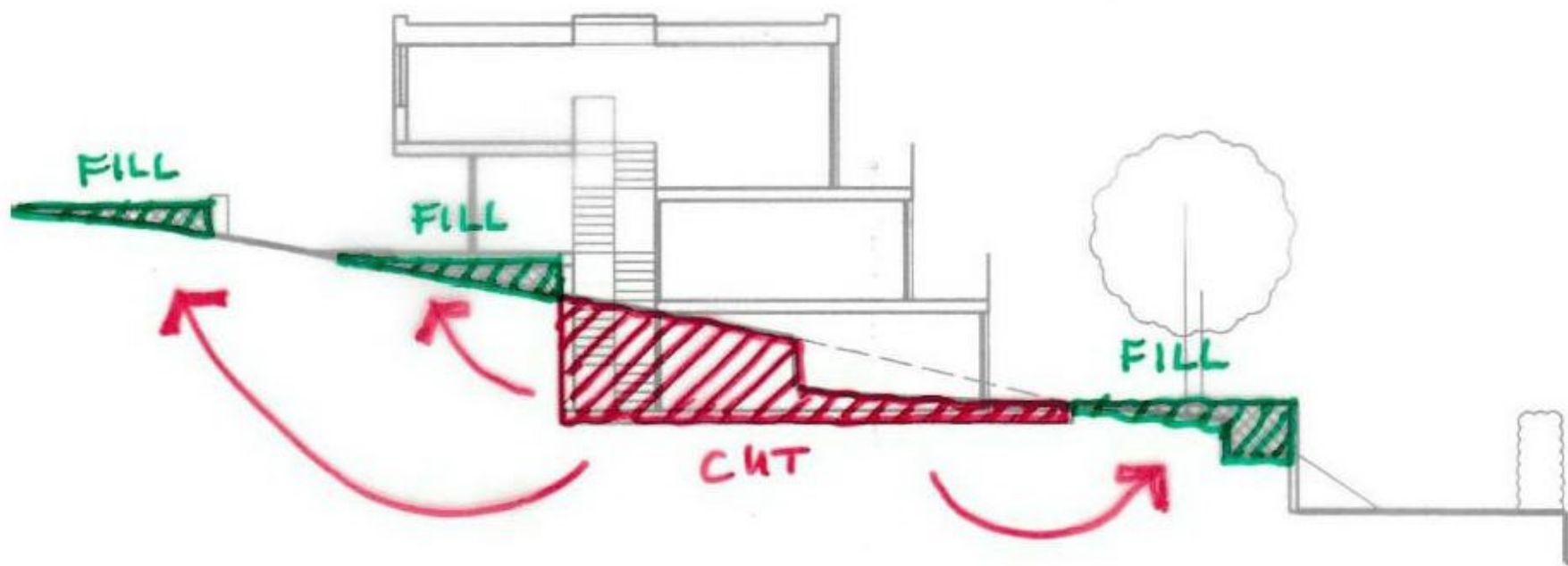
7.10 ANNEXE FLOOR PLANS

- The concept arranges the **habitable rooms facing South with 'service' areas (kitchen, storage, bathrooms, stairs) towards the North of the plot**
- The stair is positioned in the centre of the plan with a rooflight over to provide daylight to the deepest areas of the plan as an 'atrium'
- **All habitable rooms have doors that open out onto South facing balconies/decks**
- Access from the Northern parking terrace is down a shallow stair to the entrance lobby on the middle floor, which has an Accessible WC
- There are **limited windows in the East and West facades to prevent overlooking of neighbours and the existing dwelling**. The single window and door in the East façade of the Annexe have fixed obscure glazing that prevents any view, whilst providing daylight to the deep plan areas. The balconies at ground and first floor level have fixed translucent glass panels that restrict views to the South-East, further preventing any loss of privacy to Riverbank or Riverview

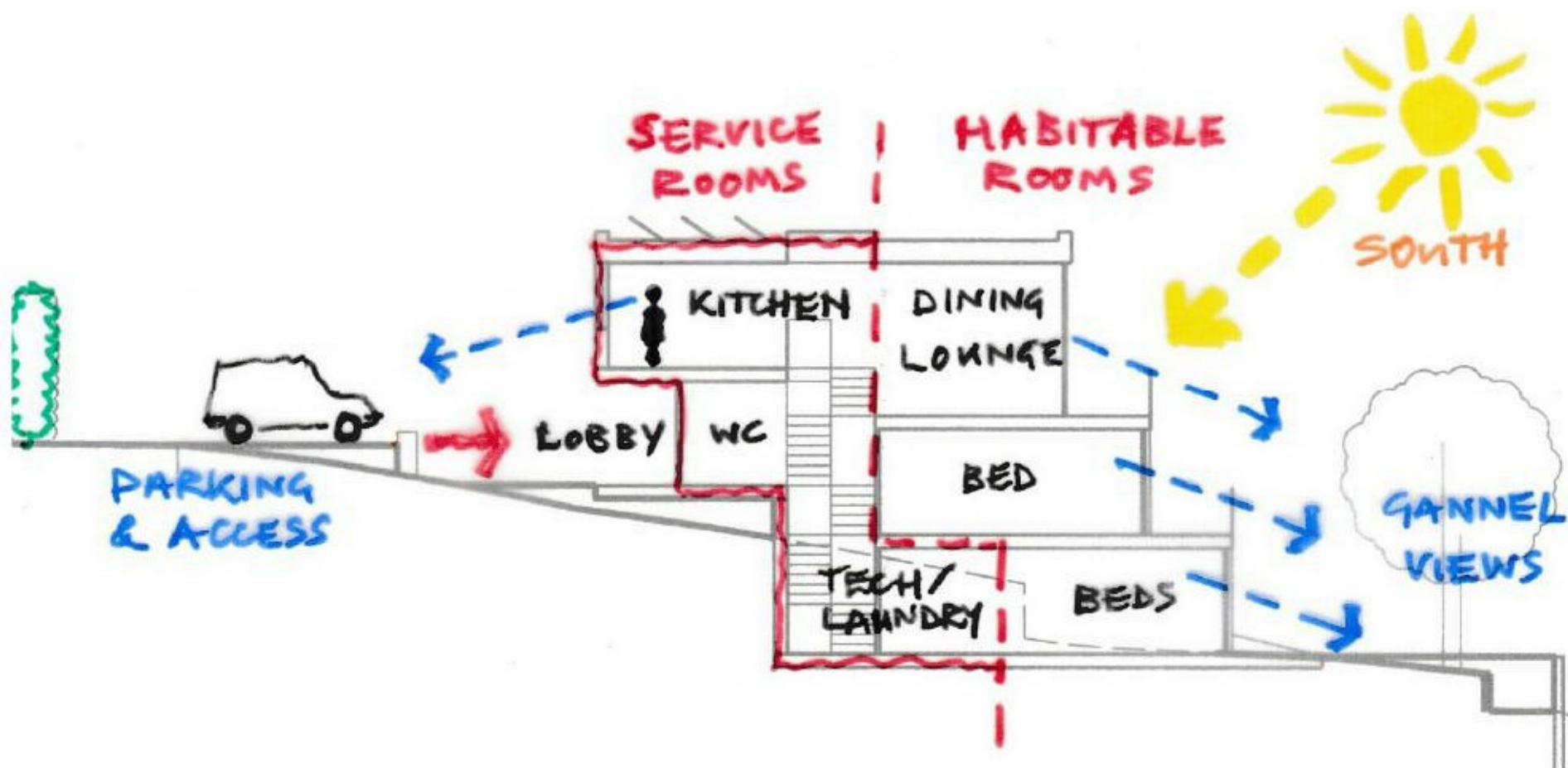
7.11 ANNEXE SECTIONS & ELEVATIONS

- The proposed Annexe will require **minimal excavation as the floors are terraced down the hill, closely matching the existing garden levels**
- **The majority of excavation spoil will be relocated on the site to extend the parking terrace and usable garden areas to the North and South of the Annexe, thereby minimising trucks for waste removal**





- The lower floor level of the Annexe is 23cm higher than the floor level of the principal residence to **minimise any excavation**. The Annexe still benefits from 2.4m clear floor-to-ceiling heights on all levels and **the parapet level matches the revised level of the principal residence, so that it does not dominate**

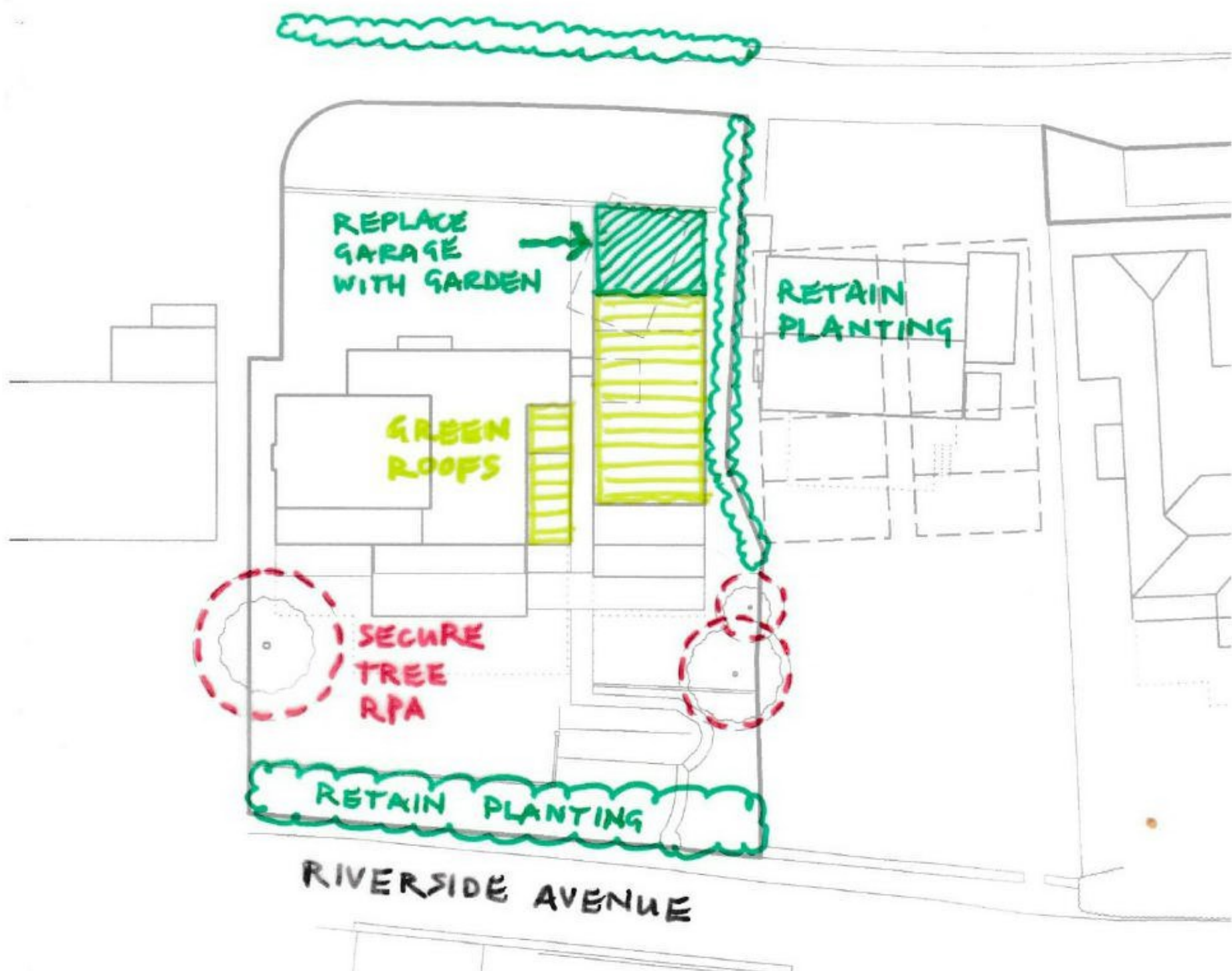


- The Annexe building section steps back up the slope to create South facing terraces and allow maximum views of the Gannel and daylight to be retained for the main house (Pine Hollow) and the Eastern neighbour (Riverbank).
- The proposal has an 'upside-down' plan arrangement matching the arrangement of the existing dwelling and Ischia next door
- All habitable rooms are arranged to the South side of the central stairwell, so that they experience the best views and maximum passive solar heating potential, and all service rooms (laundry, plant, bathrooms) to the North
- The top floor cantilevers over the entrance to the North to create a sheltered lobby and mediate the North façade line between Pine Hollow and Riverbank. It also enables **natural surveillance of the parking terrace and private drive** from the Annexe kitchen
- The dog-leg staircase allows the section to be staggered, enabling a 1 ½ storey living space with an open plan kitchen-diner mezzanine that looks down into it. This creates a **dramatic space that suits contemporary living styles**. The staggered section also follows the existing contours and minimises the amount of excavation required



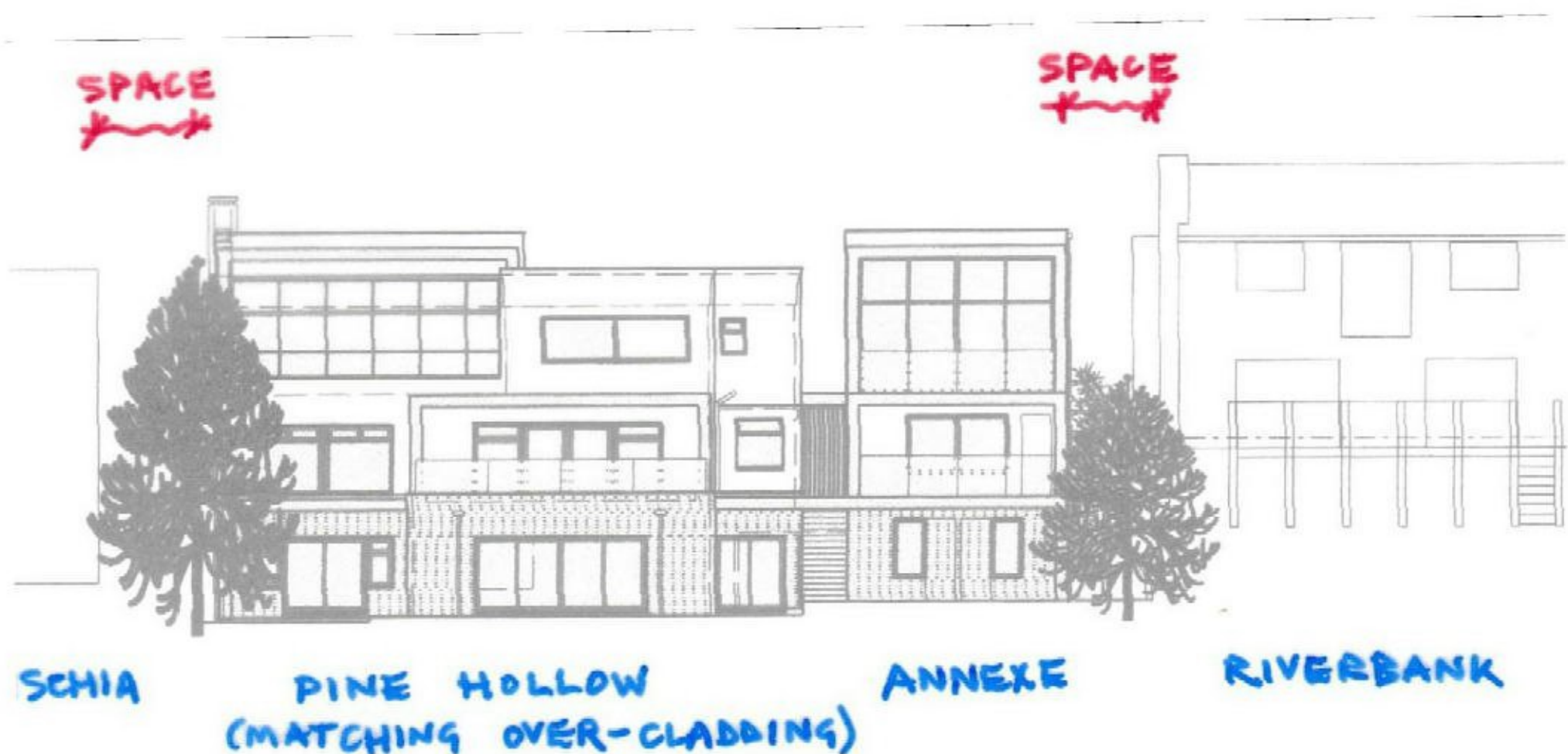
- The roof of the dining/lounge in the existing dwelling has been raised to create a more spacious living area. **The revised parapet level is still 1.68m below the ridge of neighbouring Riverbank to the East and 0.9m above Ischia to the West, so the proposal sits comfortably between the two**
- The raised parapet level of the Pine Hollow dining/lounge and Annexe provides a **natural progression in roof levels between the dwellings along the private access road**
- The north elevation concept includes a **new porch to the primary dwelling**
- The minor first floor extension for the larder/store (above the existing ground floor shower room) also improves the overall composition

7.12 LANDSCAPING



The open spaces and mature planting will be maintained and enhanced, as follows:

- **Existing trees and bushes will be retained along the east boundary** as they completely screen the lower 2 storeys of the proposed Annexe from Riverbank next door
- The **Root Protection Areas of the two prominent Monkey Puzzle trees and Cornish Palm in the south garden will be safeguarded**
- **Planting along Riverside Avenue will not be affected so that the public walking path retains its 'green corridor' character**
- The proposal slightly modifies the existing path to the east of Pine Hollow that provides access from the parking area down to the terraced garden levels and down to Riverside Avenue. **The pitch of the garden stairs will be reduced so that they comply with Building Regulations Part M4(1) to make them more accessible**
- The garden terrace to the south and parking/garden to the north of the Annexe will be extended to **increase the area of usable amenity space.**
- **The flat roof of the Annexe will be planted with wildflowers or sedum to increase green cover and biodiversity and attenuate rainfall runoff to the mains drainage**
- **As now, bins and sports equipment will be stored in the second garage beside Fistral Crescent and there is a shared composting area at the bottom of the garden**



7.13 APPEARANCE - Materials

- The planning submission includes the over-cladding of Pine Hollow which currently has an unattractive grey pebbledash exterior that is cracking and leaking, hence the temporary white waterproof painting that we have started. Cladding will greatly improve the aesthetic of the 'ugly duckling' of Riverside Avenue, which will **enhance the character of the immediate neighbourhood, as well as views from The Gannel**
- **Materials have been chosen to complement other local dwellings and provide sympathetic and high-quality elevations:**
 - Cornish character slate and render to the walls
 - Timber shading to the Southern elevation
 - Timber decking and glass balustrades to the balconies
- The appearance of the existing dwelling will be greatly enhanced and **the Annexe will use the same materials and details to ensure the composition appears as 'one dwelling within the plot'.**

7.14 APPEARANCE - Visualisations

The following visualisations of the proposed Annexe show the composition and materials in context. The Annexe is actually not visible from many areas due to the mature trees and levels, so the following views have been chosen as they are the main views that will be visible to the public.



Existing View From The Gannel (South-East)
Showing the large gap between Pine Hollow and Riverside



Proposed View From The Gannel (South-East)
Showing the Annexe infilling the large gap so that the four houses off the private drive read as a group



Existing View From Riverside Avenue (South)
Showing the large gap between Pine Hollow and Riverside



Proposed View From Riverside Avenue (South)
Showing the Annex screened by retained mature planting and reading as 'one dwelling' with the rest of Pine Hollow that is overclad in the same materials

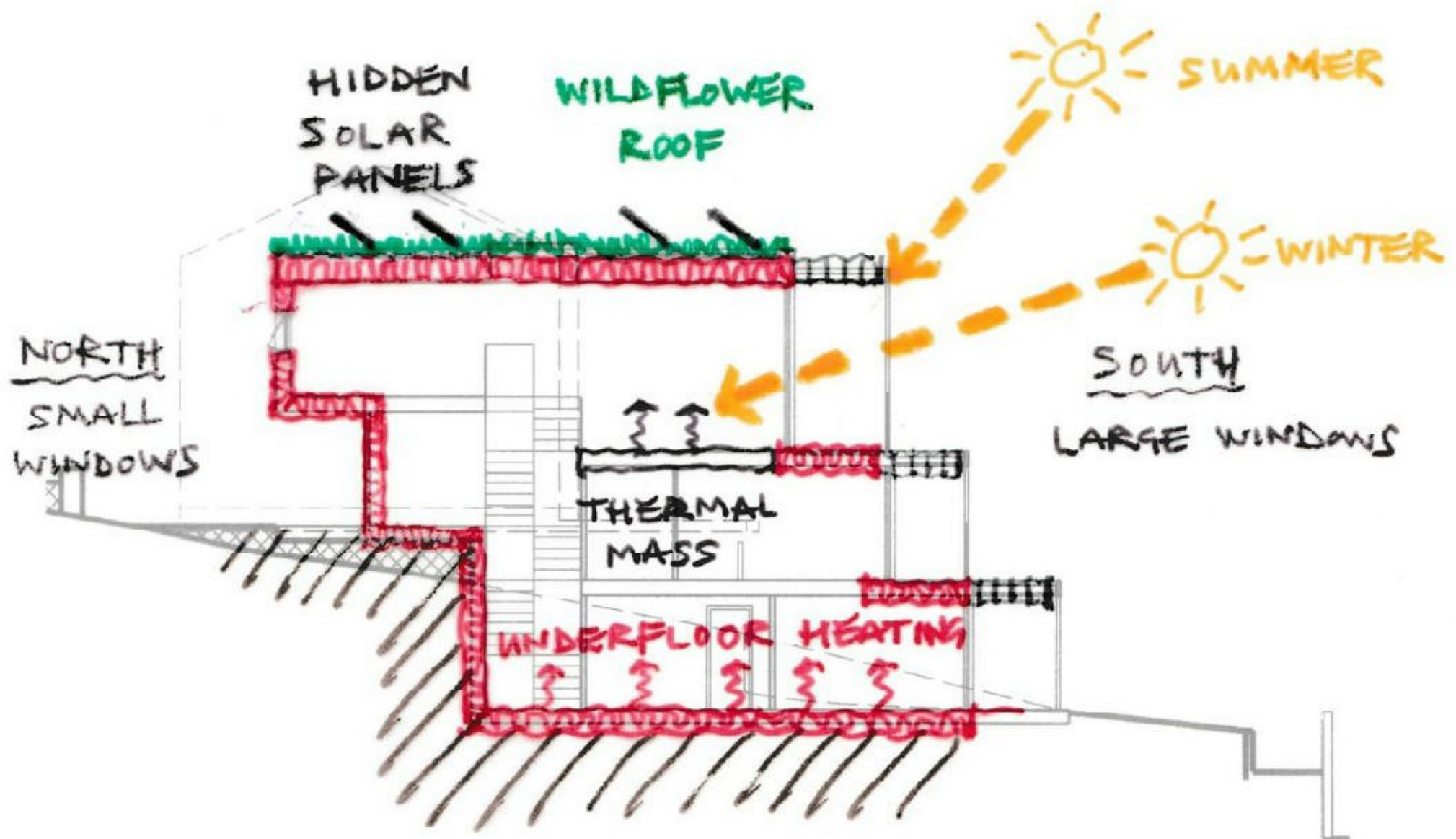


Existing View From The Private Drive (North)
Showing unsightly and misaligned garage and weathered pebbledash



Proposed View From The Private Drive (North)
Showing improved composition, additional parking and new porch to the main dwelling, matching the Annexe

7.15 SUSTAINABILITY

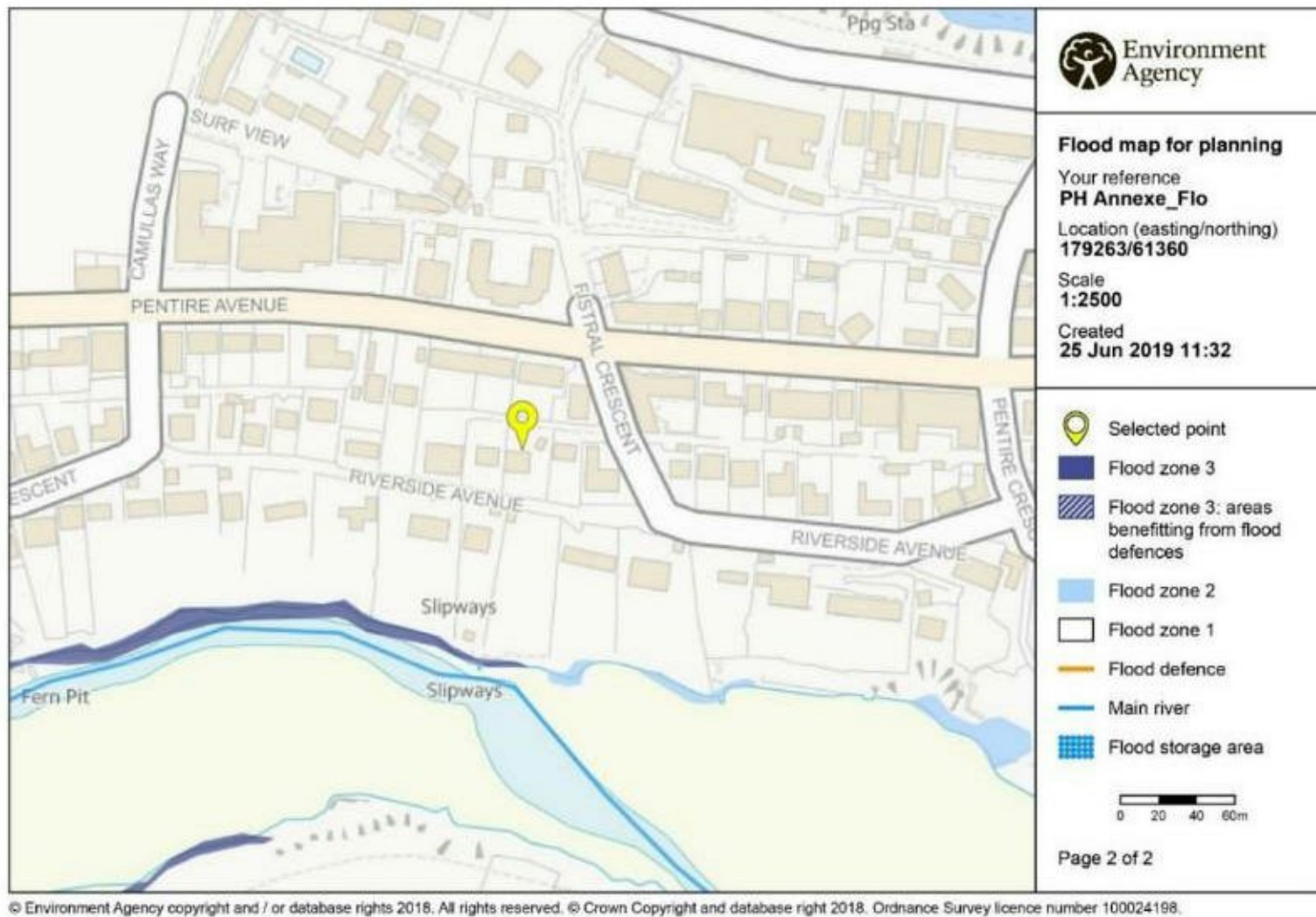


- The existing dwelling, Pine Hollow, was built in stages in the 1940s, 50s and 60s and suffers from water ingress and excessive winter heat loss and summer solar heat gain. **The over-cladding and additional shading will greatly reduce energy use and carbon emissions, updating the building to current Building Regulations or beyond**
- **The Annexe will be designed as a 'Net Zero Carbon' home and strive to achieve AECB or Passivhaus accreditation as an exemplar sustainable dwelling in advance of the Cornwall Climate Emergency Development Plan.** There are currently only 2 accredited Passivhaus homes listed in Cornwall on the UK database:
<https://passivhausbuildings.org.uk/projectbrowser.php?fcy=Cornwall>
- **The Annexe will incorporate exemplar sustainable design and technologies** (passive solar design with summer shading, timber frame construction with superinsulation and airtightness far beyond Building Regulations, low energy lighting and appliances, natural/local materials with low embodied energy, air source heat pump, MVHR and solar PV panels on the flat roof (where they are not visible))
- **Materials have been chosen with sustainability in mind** (e.g. local, natural, low embodied energy, recycled / reusable / recyclable, etc.) as well as for their **low maintenance in the demanding marine environment**
- The flat roof of the Annexe will be planted with sedum or wildflowers to **enhance biodiversity**
- Exterior lighting will be carefully designed to **prevent light pollution and glare**
- **The proposal also meets the wider definition of 'Sustainability' by providing a multi-generational home with accessible accommodation that promotes longer living in the home and enables the residents to remain in the same community long-term**

8. SERVICES, SURVEYS AND RISKS

8.1 Flood Risk

- There is **no need for a flood risk assessment** as the development is smaller than 1 hectare and not affected by other sources of flooding

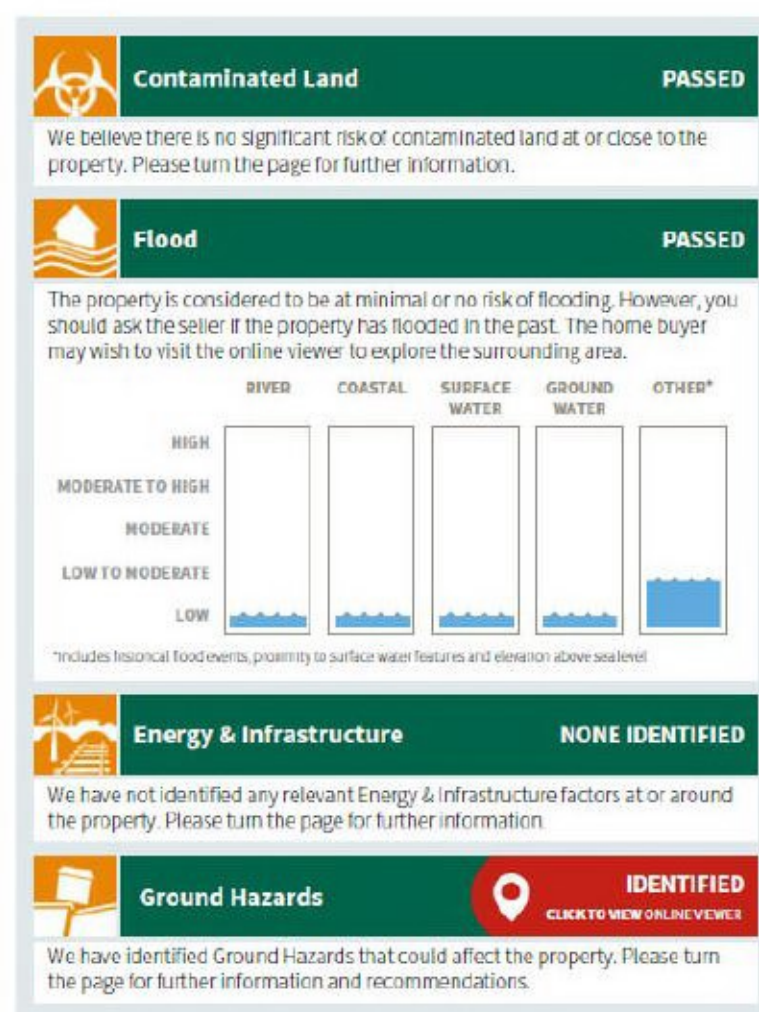


8.2 Mining

A Mining Search was carried out in 2018 and the following (see attached Appendix 1) was advised “Mining Searches UK considers **the property to be acceptably free from metalliferous mining risk**. An old cutting or possible old quarry is recorded to encroach into the southern part of the property. Whilst not considered to be related to metalliferous mining this feature could present a settlement of subsidence risk.”

8.3 Potentially Contaminated Land

The Environmental Search for Pine Hollow summarises “We believe there is no significant risk of contaminated land at or close to the Property”. However, the report does identify that Radon Protection Measures may be required following a test. This will be discussed with Building Control in due course and a Radon Test carried out, if required.



The pre-application report noted *“The site is identified as on (or near) potentially contaminated land [Quarrying of all stone (including limestone gypsum, chalk and slate) and ores, includes all opencast mining and slant workings also slate/slab works, flint works and stone yards].”*

However, the cutting / quarry which was identified in the Mining Search Reference: PR/107737 dated 25/08/17 (attached as Appendix 1), is still present on the Pine Hollow property and the adjacent property at Riverbank, indicating that it has not been backfilled with landfill or waste, or at least not a significant volume. The below overlay of the Mining Searches location plan and the topographic survey show the contours and retaining wall matching exactly.



The site is also not shown as landfill on the '.gov' resources available to our environmental consultant. Furthermore, the area of the cutting / quarry will not be disturbed by the proposed Annexe development, as it is in a different location, and there has been a residential property on the site for the past 80 years, so there is no change in the adjacent land use. In this case, it appears that there is no gassing risk to the development (from landfill). The quarry / cutting is shown on the 1938 map, but not on the 1968 map, meaning that it has not been there in around 50 years. In addition, the Ground Conditions Desk Study carried out for Riverbank in planning application PA18/01528 (dated March 2018) also concluded *“Based on historic land uses and its current operational use, the overall risk from land contamination and geotechnical hazards at the site is considered to be very low for the current development, and very low for a re-developed site.”*

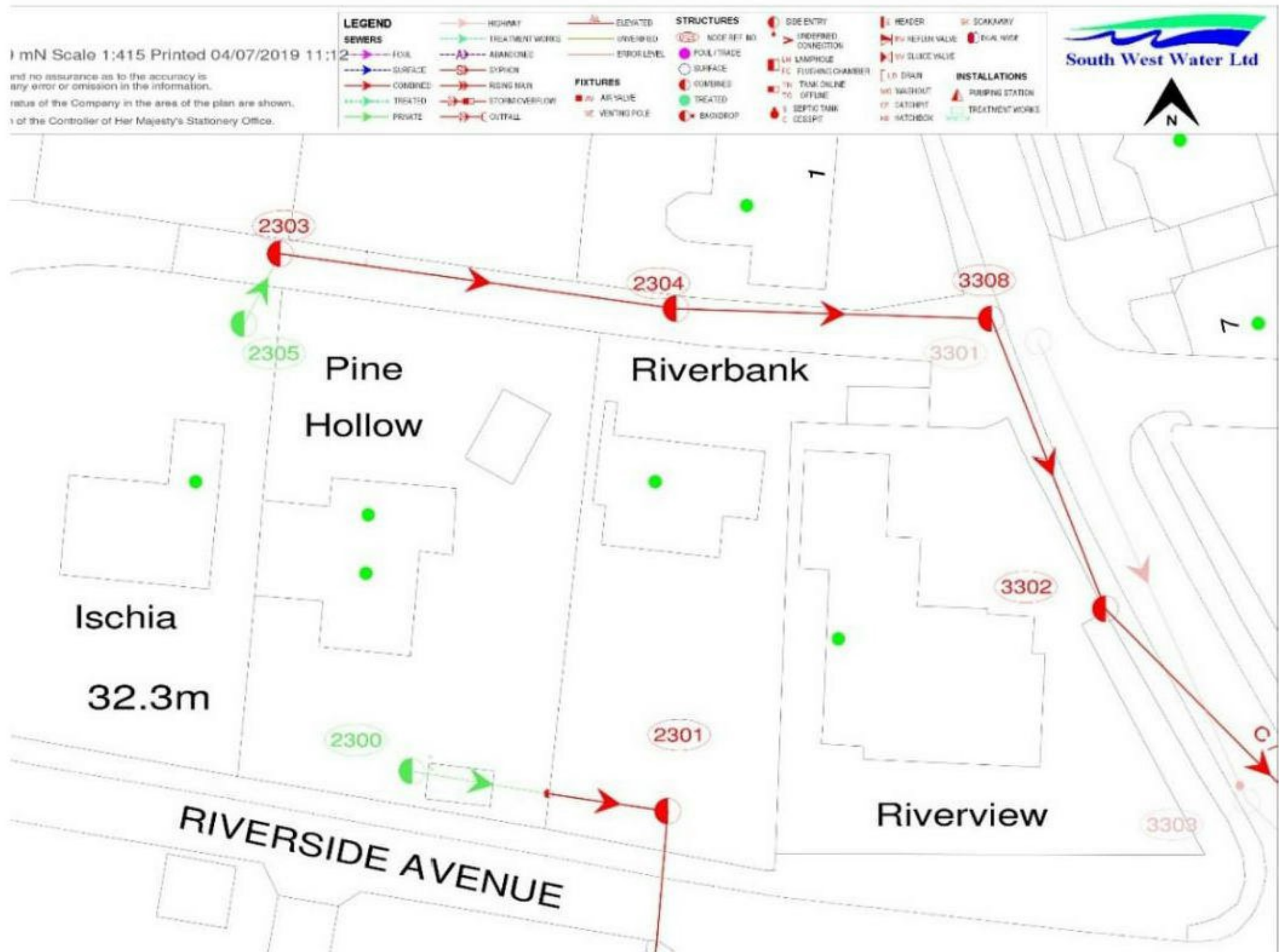
If the Council still consider there to be a risk, then we can arrange a walkover, formal review of the historical maps and submission of a Risk Assessment, though this would appear to be an unnecessary expense considering the above.

8.4 Drainage & Surface Water Drainage

Consideration has been given to utilising SUDS drainage, as requested in the pre-application report. However, due to the shale rock approximately 30-50cm below the surface, it is deemed not suitable. South West Water Developer Services responded by email on 04/07/19 (attached as Appendix 2) as follows: *“We will accept roofwater connecting to the public sewer provided it is attenuated to limit the rate of discharge to no more than 1l/s. The drainage at the bottom of your garden (green line on the attached) is private serving your property only therefore if you connect to this a new connection need not be applied for.”* SWW also confirmed that the green roof to the proposed Annexe will provide suitable rainwater attenuation.

8.5 Foul Drainage

South West Water were also approached regarding the capacity of the public sewerage network to cater for any new development, as requested in the pre-application report and responded that “ok to connect foul to the existing private drain serving the property and a green roof will be acceptable” (for rainwater attenuation).



8.6 Tree Preservation Orders

There are TPOs on the trees along the north boundary with 75 Pentire Avenue, but not currently within the boundary of Pine Hollow. We (as members of the Pentire Residents Association) have been actively involved in applying for TPOs for all large Macrocarpa, Pine and Cornish Palm trees in the Pentire area, including the two Monkey Puzzle trees and one large Cornish Palm in our garden. We will ensure that the Root Protection Area of these trees will be safeguarded.

9. SUMMARY

We hope you agree that we have created an Annexe which acts as a continuation of the existing dwelling and is of a sympathetic design, as requested in the Council pre-application report. The proposal has been carefully designed so the existing dwelling is not compromised in any way and there is minimum impact on all our neighbours. The creative adaptation of the building will enable all family members to live together, whilst having a degree of privacy, to create a truly sustainable multi-generational 'lifetime home'.

10. DRAWINGS & SUPPORTING INFORMATION

The following drawings are submitted as part of this planning application:

Drawing Number	Drawing Title	Scale & Size	Revision
01	Location Plan (with site outlined in red)	1:1000 @ A3	-
02-A	Site Plan: Existing	1:200 @ A3	-
02-B	Site Plan: Proposed	1:200 @ A3	-
03-A	Existing Elevations (East & West)	1:100 @ A3	-
03-B	Existing Elevations (North & South)	1:100 @ A3	-
04-A	Proposed Elevations (East & West)	1:100 @ A3	-
04-B	Proposed Elevations (North & South)	1:100 @ A3	-
05	Lower Ground Plans: Existing and Proposed	1:100 @ A3	-
06	Ground Floor Plans: Existing and Proposed	1:100 @ A3	-
07	First Floor Plans: Existing and Proposed	1:100 @ A3	-
08	Roof Plans: Existing and Proposed	1:100 @ A3	-
09-A	Site Section AA (East-West)	1:100 @ A3	-
09-B	Site Section BB (North-South)	1:100 @ A3	-
10	Site Topo Survey	1:100 @ A1 / 1:200 @ A3	-
Appendix 1	Mining Search Reference: PR/107737 dated 25/08/17	N/A	N/A
Appendix 2	South West Water Developer Services email dated 04/07/19 including Drawing SW7961SW	N/A	N/A