DESIGN & ACCESS STATEMENT

Reserved Matters Application for proposed residential development,
creation of access and associated works at:

Land Adjacent to Poohs Retreat, Chapel Hill, Gweek, TR12 7AE

For

Mrs V. Hand

westlinkdesign

ARCHITECTURAL SERVICES

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1.0 INTRODUCTION

1.1 This Design and Access statement has been prepared by Westlink Design on behalf of Mrs Hand and supports the submission of the reserved matters planning application for a single new dwelling on land adjacent to Poohs Retreat at Chapel Hill, Gweek. The site is surrounded by residential development on 3 sides and borders fields to the west. Chapel Hill is a short distance from the centre of the village, which has some facilities and good links to neighbouring villages and beyond by road and sea.

Figure 1.1 Location Map

1.2 Outline planning permission was granted under application No. PA20/02263 dated 23rd October 2020. Details of access, appearance, landscaping, layout and scale were to form part of a reserved matters application (This Application)

2.0 SITE DESCRIPTION

2.1 The application site comprises an area of undeveloped land that fronts the highway to the south west and is bordered by houses on three sides. The site slopes from west to east and falls downhill away from the road. Currently there is no access from the public highway and the level of the site is currently higher than the adjacent road. The site contains a number of trees, which are generally located adjacent to the boundaries.

3.0 EXISTING PHOTOGRAPHS

Figure 3.1

Figure 3.2

4.0 DESIGN

4.1 The design approach to the scheme has been mainly landscape/streetscape led, with the objective of producing a single dwelling, which will sit comfortably within its surroundings and the landscape. Account has been taken of the form, design, materials and relationships between the diverse range of older and more modern dwellings within the vicinity, together with the spacing around them and the soft and hard landscaping within the gardens. At the same time, the opportunity has been taken to design a slightly more contemporary, accessible and energy efficient dwelling, which meet the needs and expectations of modern family living.

4.2 The principles of design were to create open and spacious living areas flooded with natural light and that would link to the garden areas, whilst maintaining a sense of seclusion and privacy. The proposed new building is in keeping with the mass and scale of properties in the surrounding area with the ridge height slightly lower than the adjacent dwellings.

4.3 The proposed dwellings will be constructed in blockwork with the following external finishes:-

External Walls – White painted smooth render

Roof – Grey natural slates fixed with marine grade hooks

Windows and Doors – Anthracite grey aluminium

Fascias, soffits and barge boards – Grey u.P.V.C

Rainwater Goods – Grey u.P.V.C

5.0 SCALE

5.1 It is proposed that the new dwelling will be 2-storey with a 30 degree roof pitch. The dwelling would be set down into the ground with a ground floor level of 22.50. This would provide a more level access from the main road, which is set below the level of the site, and it will reduce the height when exiting the dwelling from the rear into the garden. It is proposed that the building has a ridge height of 29.60, which is lower than both the adjacent properties to the north and south.

6.0 ACCESS

6.1 Access to the dwelling will be gained directly off Chapel Hill adjacent to the site and which has good visibility in both directions.

6.2 A section of hedge and the trees indicated in planning approval PA20/02263 will need to be removed to allow access into the site. The level of the land will also have to be reduced and retaining walls constructed to support the existing levels and root protection areas of the remaining trees.

6.3 During the design process, we looked at different locations of the proposed access, and the possibility of retaining additional trees as requested by the Cornwall Council tree officer. Unfortunately due to the large root protection areas, and the visibility splays required for highways, we have had to remain with the original position as suggested in approval PA20/02263.

7.0 LAYOUT

7.1 The site layout is largely determined by the site boundaries, levels, access, trees and protection areas and adjacent properties.

7.2 The indicative drawing submitted with the outline application showed the approximate position where the proposed dwellings would be sited. The detailed layout is consistent with this, although there are slight variations, having regard to adjusting the footprint to move the closest part of the building away from the slope.

7.3 The main orientation of the dwelling runs from east to west with the majority of fenestration located on these elevations, which will both maximize the views, but also provide privacy and prevent any overlooking between the dwellings to the north and south.

7.4 Ample space has been provided for parking and turning, to ensure vehicles can turn within the curtilage of the site.

8.0 LANDSCAPING

8.1 The proposed landscaping scheme is relatively simple as the site is already surrounded by planting and we are proposing to retain as much of this along the boundaries where possible, and to enhance it with additional planting where necessary.

8.2 The proposed parking and turning area will be finished in brick pavers with gravel sections to assist with surface water drainage.

8.3 The remaining garden areas will be laid to lawn with dedicated planting beds as required.

8.4 New retaining walls will be a mixture of Cornish natural stone walling and rendered blockwork painted white.

8.4 We propose a new 1m high vertical hit and miss fence be erected to the east of the site to provide a safety barrier to the steep bank and also privacy to the neighbours.

9.0 SUSTAINABILITY

9.1 My clients are committed to reducing their carbon footprint and the design will seek to use sustainable locally sourced materials that will achieve a better U value than the minimum standard. Every opportunity will be taken in the design and construction of the building to ensure that energy is conserved and used wisely. High levels of insulation will be used in the roof and walls with an airtight structure. High quality powder coated aluminium double glazed windows and doors will be used with energy efficient glazing and good ventilation for enhanced internal air quality. In addition to this, a variety of renewable energy methods are intended; dual flush toilets and efficient taps and showers will be installed. The lighting installation will use LED and low energy lamps where appropriate, which will use 80% less energy than standard halogen and filament fittings. Local contractors and subcontractors will be used for the work.

10.0 GEOTECHNICAL REPORT

10.1 Cornwall Consultants have been instructed and will carry out a full onsite investigation and report to assess the stability of the ground conditions. This report will be submitted to discharge Condition 4 of planning approval PA20/02263.

11.0 FOUL AND SURFACE WATER DRAINAGE

11.1 Percolation tests are being carried out at present and a full foul and surface water solution will be submitted to discharge conditions 6 and 7 of planning approval PA20/02263.

12. CONCLUSION

12.1 We believe that the design, as proposed, is a building, that integrates the client’s requirements whilst addressing the site and context in which it is located. We consider that the small development does not adversely affect the amenities of neighbouring properties. It is a well-considered scheme of a contemporary design utilising traditional materials and is therefore sensitive to the local context. It addresses the various issues with the site and will be a positive enhancement to Gweek and the surrounding area.