

DESIGN AND ACCESS STATEMENT

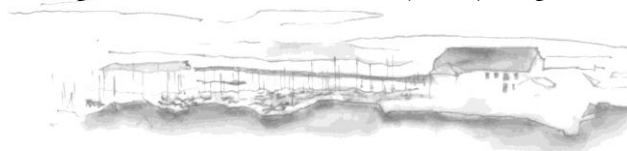
Erection of a Dwelling (revised scheme)
at
Lanefield, Carn, Stithians, TR3 7AW

for
Condy and Hooper

May 2021

Martin Richards Design

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1. Introduction

This is a detailed application for the erection of a single family dwelling at Lanefield, Carn.

2. Description of the Site

(Assessment & Evaluation, Use)

This is a large plot in a rural area which has permission for a detached dwelling and domestic garage. This scheme is currently under construction.

The site is not within a Conservation Area or World Heritage Site area.

3. Description of the Proposed Development

The application is for a two-storey house and garage. Following further consultation with local agents, the applicants have been advised that a revised design would be preferable on this site.

4. Consultation & Planning History

(Involvement)

This site has received several consents, the most recent of which (ref. PA17/09254) is currently under construction.

5. Principle of Sustainable Development & Policy

This is a revised proposal on a site already benefiting from permission for a similar scheme.

Consequently, this proposal is in line with the National Planning Policy Framework and the Cornwall Local Plan.

6. Design Constraints and Process

In considering the design of this scheme, the relevant issues are as follows:-

To be in keeping with the character of the area in terms of scale, form, density and use of materials

To be of a suitable scale to avoid overdevelopment of the site and not to have an overbearing impact on neighbouring development

To avoid overlooking/ loss of privacy to neighbouring dwellings

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7. Visual Amenity

(Appearance, Amount, Scale)

The proposal is for a two-storey building. The scale of the dwelling has been designed so as not to be overbearing to neighbouring properties.

The overall size of the new dwelling fits well on the plot and is not overdevelopment.

The external appearance of the new dwelling has been designed to be in character with the surrounding area and uses appropriate materials.

These considerations will allow this new building to have a positive impact on the street scene.

Reference has been made to the Cornwall design guides and a number of factors will be important in determining the appearance of this scheme as follows:-

Screen planting to soften the impact of the development and parking area

Gravelled parking area with 'soft' kerbs

Simple rectangular building form

Reference to the local vernacular in terms of materials and detailing

Local stone to be incorporated into elevations

Small openings with a vertical emphasis and symmetrical arrangement

Simple roof line with natural materials and clay ridge tiles

Use of masonry chimneys to break up the roof

Eaves and verge details to be tight to the face of the building

Windows and doors to be set well into walls

Simple, well-proportioned door design with simple furniture

Small, simple canopy roofs over entrance doors

This proposal will be a better use of this land in an urban area and will not have a detrimental impact on the character and appearance of the area.

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8. Residential Amenity

(Layout, Landscaping - See Block Plan dwg. 1245.03)

The proposed dwelling would be on the previously approved footprint (revised as shown).

The parking area is to be gravelled to reduce potential run-off of surface water from paved areas. This parking area would be to the main road side of the new development.

The garden to the rear of the new dwelling will remain as at present.

9. Highways/ Access

Highway Safety - There will be off-street parking for the new dwelling which will use an existing vehicle access.

Vehicular and Transport Links - This area is in a rural location and so has limited public transport links to nearby towns and villages via the bus & rail service.

Inclusive Access

Provision for inclusive access has been considered at all stages of the design of this development. The following measures have been included.

Level access from the parking area to the entrance.

Level threshold at entrance door.

Adequate door widths to all ground floor doors.

More than adequate width to circulation spaces.

Provision of ground floor W.C.

These provisions are in accordance with Approved Document 'M' of the building regulations.

10. Flood Risk

This proposal is for alterations and extensions to a dwelling/ a new dwelling on a site in Flood Zone 1 (less than 1 in 1000 year likelihood of flooding).

There are no rivers or other watercourses in the immediate vicinity of the site.

In the absence of a watercourse or dedicated surface water drainage, surface water will drain via infiltration. This will be in accordance with infiltration guidance in BRE 365 or CIRIA 156 using a 10-year return period design standard. (Detail of construction in appendix C).

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All paths, parking and turning areas and driveways to be gravelled so as not to increase run-off.

By following these principles, we consider that there will be no increased risk to the new structure or neighbouring properties from flooding caused by this proposal.

11. Biodiversity

The works as proposed will not have a deleterious effect on biodiversity or relevant habitats.

12. Conclusion

This proposal effectively 'fills in' the corner of the previous scheme and so will not greatly affect the appearance of the new dwelling. The overall length and width will be unaffected as will the NE and NW elevations.

This scheme will fit well in its context and will make a positive contribution to the street scene.

Appendix A – Location Plan

(not to scale)



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Appendix B – Soakaway design

1m DIA. x 2m DEEP, FILLED WITH CRUSHED ROCK OF 50mm PARTICLE SIZE TO WITHIN 300mm OF GROUND SURFACE. PIPES TAKEN INTO CENTRE OF SOAKAWAY. PERMEABILITY OF SUBSOIL DETERMINED BY PERCOLATION TEST BEFOREHAND. ALL DETAILS OF SOAKAWAY SUBJECT TO SATISFACTORY PERCOLATION TEST AND TO BE AGREED WITH BUILDING CONTROL. SOAKAWAY TO BE LOCATED MIN. 5m FROM ANY BUILDING OR ROAD.