

DESIGN AND ACCESS

Proposed demolition of existing chalet dwelling and construction of a replacement dwelling and associated works at Rosegate, 97 Gwithian Towans, Gwithian, Hayle TR27 5BU

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Google Map view showing location of application site.

Constraints:

1km buffer to AONB [Godrevy to Portreath]

Near to: Cornwall Wildlife Sites [Hayle Dune System, code: P/K2.7]

Neighbourhood Development Plan: Gwinear – Gwithian 2016 - 2030.

Gwithian Towans Design Guide.

Description:

Please read in conjunction with drawings No. 1168/A2/01, A2/02, A2/03, A2/04, A2/05 + A2/06.

Application Site:

The application site comprises a single storey chalet dwelling which has been in the applicants' family ownership for over 60 years. The site occupies a front-line position on the northern edge of Gwithian Towans. The existing property is now quite run-down to the extent that simple renovation is no longer an economically viable option. The existing property benefits from current planning consent granted by Cornwall Council [PA19/08533] to demolish the existing chalet and construct a replacement, two storey height dwelling. This represents a current 'fall-back' position.

The applicants have commissioned Charles Green Design to design a bespoke replacement dwelling for the site that will better suit their requirements compared with the current approval for the site. In designing the replacement dwelling, the requirements and ideals contained within the Gwithian Towans Design Guide have been referenced and incorporated into the design.

Proposed Development:

The application site benefits from current planning consent for demolition of the existing single storey chalet dwelling and replacement with a two-storey dwelling of approximately 78 sq. M gross internal floor area. This application proposes a single storey replacement dwelling with a small mezzanine floor area located above the kitchen and accessed by a retractable ladder. The proposed gross internal floor area is 107 sq. M. The proposed dwelling will be positioned

slightly further northwards on the site into the existing footprint in order to accommodate two car parking spaces within the site to the south. The northern elevation will extend forward of the existing built footprint also, but will remain well outside of area identified as being 'most vulnerable to change' within Gwithian Towans Design Guide. The extent of the northern elevation has been aligned with the extended building line from No. 95 Gwithian Towans. The existing natural dune landscape will remain northwards and eastwards of the building footprint, allowing the dwelling to settle into the landscape.

The proposed internal layout will include two bedrooms [1No. en-suite], open plan kitchen / living / dining area, separate utility room and bathroom and a small mezzanine floor level within the roof space which will be accessed by a retractable ladder. The outlook from the proposed dwelling will be focused on the view towards the north and northwest and this will avoid any potential for over-looking of neighbouring dwellings. The double-pitch roof of the proposed dwelling will ensure that the building envelope will present a low profile within the landscape and will not be able to over-shadow neighbouring dwellings.

The proposed dwelling has been designed to embrace the local 'chalet' architectural aesthetic. External materials will be finished in horizontal cladding beneath simple pitched roofs of natural slates. Windows and doors are proposed as white upvc framed units with sealed unit double glazing because of the severe exposure associated with this site. A solar p.v. array is to be placed on the west facing roof slope of the east roof form – this will result in the p.v. array being largely obscured from view by the west roof form, thereby reducing the potential for 'glare' and 'glint' in the landscape.

The existing vehicle access is to be widened at the south west corner to improve access into the site. Two vehicle parking spaces are to be provided on a free draining hard standing surface of gravel encapsulated in geo-grid.

In designing this new dwelling, we have been mindful to resist 'Anywhere' development that fails to respect and enhance the landscape character of the area. The dwelling has therefore been designed to respond to the site constraints and the unique setting so that it will relate to the nature of the existing surrounding building fabric and landscape setting.

The dwelling will be connected into the existing septic tank already installed on site and surface water will discharge into a soak away.

Planning Policy:

The application site benefits from current planning consent for demolition of the existing chalet and construction of a replacement dwelling. Therefore, the application site has been determined by Cornwall Council to be a sustainable location for such development.

Gwithian Towans Design Study and Character Appraisal identifies the application site as a plot isolated by 'fingers' creating gaps between buildings in the landscape. The character appraisal identifies a 'fringe' area offering new and existing developments the opportunity to integrate with the surrounding

landscape and also identifies areas most vulnerable to change through additional buildings. The Design Guide also has specific requirements relating to eaves heights and roof height as a proportion to eaves height.

In relation to all of the above, the proposed design is respectful of the existing landscape constraints in that it avoids new buildings within the most vulnerable area and has been designed to integrate within the existing landscape to the north and east. The eaves height is contained within the parameters set by the Gwithian Towans Design Guide – not exceeding 2.5M, and the ridge is no more than 5M-ie: no greater than twice the eaves height.

The proposed dwelling will be finished using horizontal cladding beneath a natural slate roof as currently approved.

The orientation will be consistent with the existing chalet and will reflect the more irregular positioning of chalets in this part of the Towans.

The proposed dwelling will occupy less than 50% of the plot area.

The proposed dwelling will have a simple and recognisable primary form.

The building will not exceed 12M in any dimension.

The building will provide two on-site car parking spaces.

Access:

The application site is located within the settlement of Gwithian Towans. The application site is therefore considered as sustainable for new development.

The proposed dwelling will be constructed in accordance with all building regulations approved documents that might be relevant at the time of construction.

Conclusion:

The site has current planning consent for demolition of the existing chalet and the construction of a detached dwelling. The principle in support of a replacement dwelling on this site is therefore established. It is our belief that the design proposed within this application will result in an enhancement to the landscape setting compared to the current approval. There are no identifiable adverse effects on neighbouring dwellings and the proposal accords with advice, guidance and policy contained within the Gwithian Towans Design Guide, therefore the application should be supported.