

# DESIGN AND ACCESS STATEMENT ISSUE 01



**210101- INFILL DWELLING AND ALTERATIONS**

AT

**10 BARRIE CRESCENT, BODMIN, CORNWALL. PL31 1BN**

FOR

**MS S. PERRY**

WRITTEN BY

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FOR AND ON BEHALF OF



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## 1 REVISIONS

Date	Issue No
[04.06.2021]	Issue 01

Note: The latest revisions (starting with Issue 02) will be in this colour blue, to differentiate from the previous text.

## 2 FORMAT OF THE DESIGN AND ACCESS STATEMENT

The format of the Design and Access Statement is based on the CABE Guidance: Design and Access Statements - How To Write, Read and Use Them: <https://webarchive.nationalarchives.gov.uk/20110118111019/http://www.cabe.org.uk/files/design-and-access-statements.pdf>. The format of the headings is as per the Table of Contents above.

## 3 ACCOMPANYING DRAWINGS

This Design and Access Statement is to be read in conjunction with the following drawings:

- 210101 E00 Location Plan
- 210101 E01 Dwelling as Existing
- 210101 P01 Dwelling as Proposed
- 210101 P02 Sections as Proposed

Revisions are represented by a letter following the drawing number (A, B, C, etc.).

## 4 DESIGN BRIEF

Robert Rowett Architectural Services have been appointed to provide a proposal for an infill dwelling on the grounds of No.10 Barrie Crescent, complete with the supporting works to the existing dwelling. The owner Ms S Perry appointed us to provide the necessary documents to seek approval of this planning application.

To successfully undertake this works a topographical survey was undertaken to accurately record levels and spaces so that a full 3D model could be created.

RRAS has continued to work with the client to modify their brief to best suit their needs based upon the findings onsite.

## 5 THE PROCESS

As part of the process, we have taken into consideration several aspects and these are detailed in the sub-headings below. These headings are:

- Assessment
- Involvement
- Evaluation
- Design

## 6 ASSESSMENT

### Physical Context:

**Local Context:** The site is located within the historic county of Cornwall, a county inseparable from its industrial, mining, fishing, and farming heritage. A largely rural landscape encompassing a diverse environment and rich economic and cultural history. A modest population dispersed among the main market towns and villages.

The expansive coastline hosts many historic ports, and these align with the wild landscapes of the moors, valleys and hills which now attract many visitors to the area each year.

The Local Plan brings focus on this heritage while looking to develop employment opportunities, making a positive difference in people's lives, making better places where people want to live, work and play. Key objectives include the provision for appropriate homes, to give everyone the opportunity of benefiting from a home in their local community.

The local context includes several designated areas, the site, however, does not fall within any of these or will it affect the character of such designations.

**Neighbourhood context:** The site is located within the Town of Bodmin, formerly the County town and still is one of the main market towns within Cornwall. Bodmin has a rich history founded by St Petroc's monastery. The current town still benefits from several historic institutional buildings including St Petroc's Church, Bodmin Gaol ( The recent re-development of the Jail), the Duke of Cornwall Light Infantry Museum, The Shire Hall and what remains of St Lawerance Asylum complex.

The town continues to support the wider aims of the Local Policies, providing key services and industrial employment as well as large scale housing developments.

The development styles throughout the town are varied from historic Burrage plots at its core, with the main street presenting ground floor retail and residential upper, to the estate housing developments from the 1980s through to the present day. The housing mix is formed of bungalows through to 3 storey flats/houses. While the older properties are predominately stone and render under slate roofs, later developments use the introduction of a variety of materials including spar render, cladding and bricks. Pitched roofs are dominant features throughout the various periods, the local stone appears in various forms through all development periods. There are limited other distinguishable local characteristics.

**Site Context:** The site is located off Crabtree lane leading to Barrie Crescent. It has good connectivity with the Neighbourhood context of Bodmin Town but the nature of the landscape permits limited visual interconnectivity throughout. Barrie Crescent is set back of the main road with the rear of the properties sitting adjacent to the Bodmin and Wenford Steam railway. The site itself is sat on a gradient falling from the North to the South, which is evident by the nature of the existing properties.



Figure 1: Google Maps extract showing the site location in context.

As you can see from the figure above, the site is surrounded by:

- North: Residential Developments
- East: Residential Developments
- South: Bodmin and Wenford Steam Railway track and residential developments
- West: Residential Developments

The site in question is currently part of No.10 Barrie Crescent which houses a semi-detached dwelling with a side garage and outbuildings.



Figure 2: Photograph of the front elevation of the site from Barrie Crescent.



Figure 3: Photograph of the rear elevation of the site from the garden.

**Planning Policy Context:** For this application, the most up-to-date planning guidance of relevance are:

- **National / National Planning Framework 2019 (NPPF)**
- **Local / Cornwall Local Plan – Strategic policies 2010-2030 (CLP)**
- **Neighbourhood / Neighbourhood Plan** – According to the Neighbourhood planning activities map, as of April 2021, no neighbourhood development plan is underway in Bodmin. Development allocations is supported by the Site Allocation Development Planning Documents, but no local policy exists to further support appropriate development or redevelopment.

With no Neighbourhood level planning policy in place, decision making defers to the Local and National level policies.

**Planning History:**

Cornwall Council's Planning Search was used to investigate previous planning on the site. The Site has no previous planning history.

## 7 EVALUATION

Before a detailed design was prepared a topographical and measured building survey was undertaken to accurately record levels within the site and its boundaries.

South West Water was consulted given the proximity of the proposal with a Public Sewer. It was deemed that a small build sewer diversion would be required and details of this have been provided in the *South West Water Site Inspection Report* and *Sketch* to support this application.

## 8 DESIGN

This Design and Access Statement intends to explain the design principles and concepts that have been applied to the particular aspects of the proposal – these are Amount, Layout, Scale, Landscaping and Appearance of the development.

The proposed infill dwelling strives to respect the local vernacular in terms of simple appearance with a simple tiled pitched roof. Given the varied material palette expressed in the area, this was seen as an opportunity to explore and style and express a level of individuality to the rear of the proposal. Good design does not mean to mimic what is already there or keeping to the same appearance but does mean to understand and respect it, which this proposal does.

The works to the existing dwelling No.10 could be considered under Permitted Development but have been included in this proposal, to justify that the proposed infill dwelling will be a cohesive additional while respecting that of the existing.

## 9 USE

**Current Use:** 1no. Residential Dwelling with attached Garage/outbuilding.

**Proposed Use:** 2 no. Residential Dwellings complete with private amenity and 2 parking spaces to each dwelling.

**Amenity:** The location of the site is set within a long-established neighbourhood and town centre environment resulting in a broad range of community facilities within a 10-minute walk The location of the site is close to established communities, retail and open space facilities and is sited on the edge of Bodmin Town Centre, close to public transport nodes.

## 10 AMOUNT

Area of the Site proposed for development 485 square metres

and is proposed to be split into the following:

<i>No.10 (Existing Dwelling)</i>	231.00	square metres
<i>Proposed Dwelling</i>	254.00	square metres

The Gross Internal Floor Area (GIA) for the existing dwelling was 82.90 square metres

Outbuilding 15.78 square metres

Garage 11.84 square metres

With the proposed split into the following:

<i>No.10 (Existing Dwelling)</i>	105.71	square metres
<i>Proposed Dwelling</i>	96.43	square metres

The space allocated for parking is for two no. of spaces per dwelling.

Please see the section “Access” below for more information on vehicular and pedestrian access.

The amount of internal living space in both dwellings is sufficient to provide rooms of comfortable and practical sizes for use by families.

The Nationally Described Space Standard document recommends the minimum gross internal floor area for dwellings. For a 2-storey dwelling with 3 bedrooms to accommodate 5 people a minimum GIA Floor Area of 93m<sup>2</sup> is required. This design proposal accords to this for both the dwellings, whilst being in scale with properties of similar size within the existing neighbourhood.

## 11 LAYOUT

The site for the proposed infill dwelling is located with the garden for No.10 Barrie Crescent. The site currently houses a garage and single-storey outbuildings, which would be demolished to make way for the proposed dwelling. The site is bounded by residential development with the rear backing up onto the Bodmin and Wenford Railway line. The site also has a South West Water public sewer running through the rear garden. The site constraints come with some complexities but the design of the dwelling has overcome this by making the best use of the site and avoiding overlooking.

Following our client's brief, the layout has been carefully considered to utilise all available space to create a secure, spacious and airy home suitable for a whole family to enjoy.

## 12 SCALE

The proposal reflects the necessary scale and height required for the effective use of the dwelling and mirrors that of the existing dwelling, thus in keeping with the locality and is of suitable size for the given plot.

## 13 LANDSCAPING

The design incorporates reasonable sized rear south facing gardens for both the existing and proposed dwellings, with an area of lawn and planting as well as a raised patio area. Both plots benefit from a front garden complete with two parking spaces.

## 14 APPEARANCE

The proposed dwelling incorporates architectural elements familiar with the local vernacular. A refined and simple palette of materials that are robust, economical and provide pleasing aesthetics.

## 15 ACCESS

The site only has one point of vehicular access onto the quiet estate road and incorporates the existing.

## 16 SUSTAINABILITY

The properties in question have been designed with full consideration given to the requirements of both '*Lifetime Homes*' and '*Building for Life*' standards.

Examples of the '*Lifetime Homes*' criteria include ensuring that the properties threshold is level between inside and outside and provides a gently sloping path or accessible steps from the parking area to the property entrance to enable the full use of the property by wheelchair bounded persons.

The flexibility in the floor plans accords with Criteria 18 of the '*Building for Life*' standards, which requires the internal layout to be capable of adaption, conversion and or extension.

The application of the sustainable principle has influenced all aspect of the proposal including:

- Effective use of a brownfield plot of land within an existing built-up area (within the development boundary of Bodmin Town).
- The location of the proposal is in proximity to existing facilities such as shops, schools and churches.
- Encourages the use of public transport, with new development located to bus and trains.
- Selection of abundant robust and long-life materials to increase the life span of the building and reduce the maintenance and running costs.
- Considering existing adjacent uses to ensure the design of the proposal avoids the potential for overlooking adjacent private areas or overshadowing where possible. Responding to the existing pattern of development appropriately and considerably resulting in an attractive addition to the built and historic environment.

## 17 CONCLUSION

It is in the view of Robert Rowett Architectural Services that the proposed development will provide a cohesive and enriching addition to the built environment without determinately impacting upon the fabric of the area. While of contemporary style it meets the wider aims of good design in all aspects.

In the context of the presumption in favour of sustainable development, as set out in the NPPF, there is no significant and demonstrable harm capable of outweighing the benefit of the proposal that planning permission should be considered.

The proposal demonstrates how a dwelling can be accommodated on the site and within proximity to the existing Existing properties without any detrimental impact.