



Sustainable Furniture, Goonvean

Design and Access Statement

MSG ArcBuild

The Officers Mess, The Old Airfield, St. Merryn, Padstow. PL28 8PU

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Additional Reports

- Ecological Impact Assessment Report - JL Ecology
- Flood Risk Assessment - Environment Agency Flood Map

1.0 Introduction

1.1 Applicant

The following Design and Access statement has been prepared on behalf of our clients to accompany an application for full planning permission for the demolition of an existing 20th Century Industrial Unit and the construction of a 2 storey steel frame insulated purpose built warehouse.

The applicant is:
Sustainable Furniture (UK) Ltd.

Applicants address:
Hewaswater House,
Hewaswater,
Saint Austell
PL26 7JF

1.2 Scope of application

The applicant seeks full planning permission for a replacement industrial warehouse.

1.3 Context

Paragraphs 47 and 48 of the Framework state that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The design principles for this development proposal follow the guidance provided by the NPPF, the Local Neighbourhood Plan, the Cornwall Council Design Guide and numerous examples of local Cornish coastal dwellings.

The site location and proposed development accords with the national definition of sustainable development as set out within section 2 of the Framework entitled 'Achieving sustainable development'

1.4 Reasons for demolition

The current unit no longer provides the necessary storage space or, the flexibility and needs required of a sustainable growing business.



2.0 Site location, Setting and description

2.1 Site Location

The site is located within the civil parish of St Stephen-in-Brannel, Nanpean and, forms part of PP9 St Austell and Mevagissey; China Clay; St Blazey, Fowey and Lostwithiel Community Network Areas within the Cornwall Local Plan.

It sits within a central location within Cornwall and has good access from all tertiary and secondary road networks and is part of the St Austell, St Blazey and China Clay Area Regeneration Area.

Sustainable Furniture sits within a well defined industrial area. It is surrounded by historic industrial workings of the China Clay industry whilst now forming part of a current industrial future, with Solar PV farms, Imerys Minerals, and locally produced construction materials.

2.2 Character of the Local Area

The wider area is characterised by the China Clay Spoil Heaps, which form an impressive backdrop. The signs of historic and modern industry are abundant within this area.

Locally, the area is defined by its warehouse style buildings of predominantly 1 and 2 storey design. A mix of painted and rendered block-work, corrugated cladding and concrete tile roofs.

The buildings create and close-off a courtyard of buildings, utilising a large shared access yard and facilitating a good turning circle.

There is a Public Right of Way that runs to the rear of the site which will remain unaffected by any works and will be maintained throughout any construction works.

2.3 Neighbouring Development and Land Uses

The site is bound on all sides with industrial use.

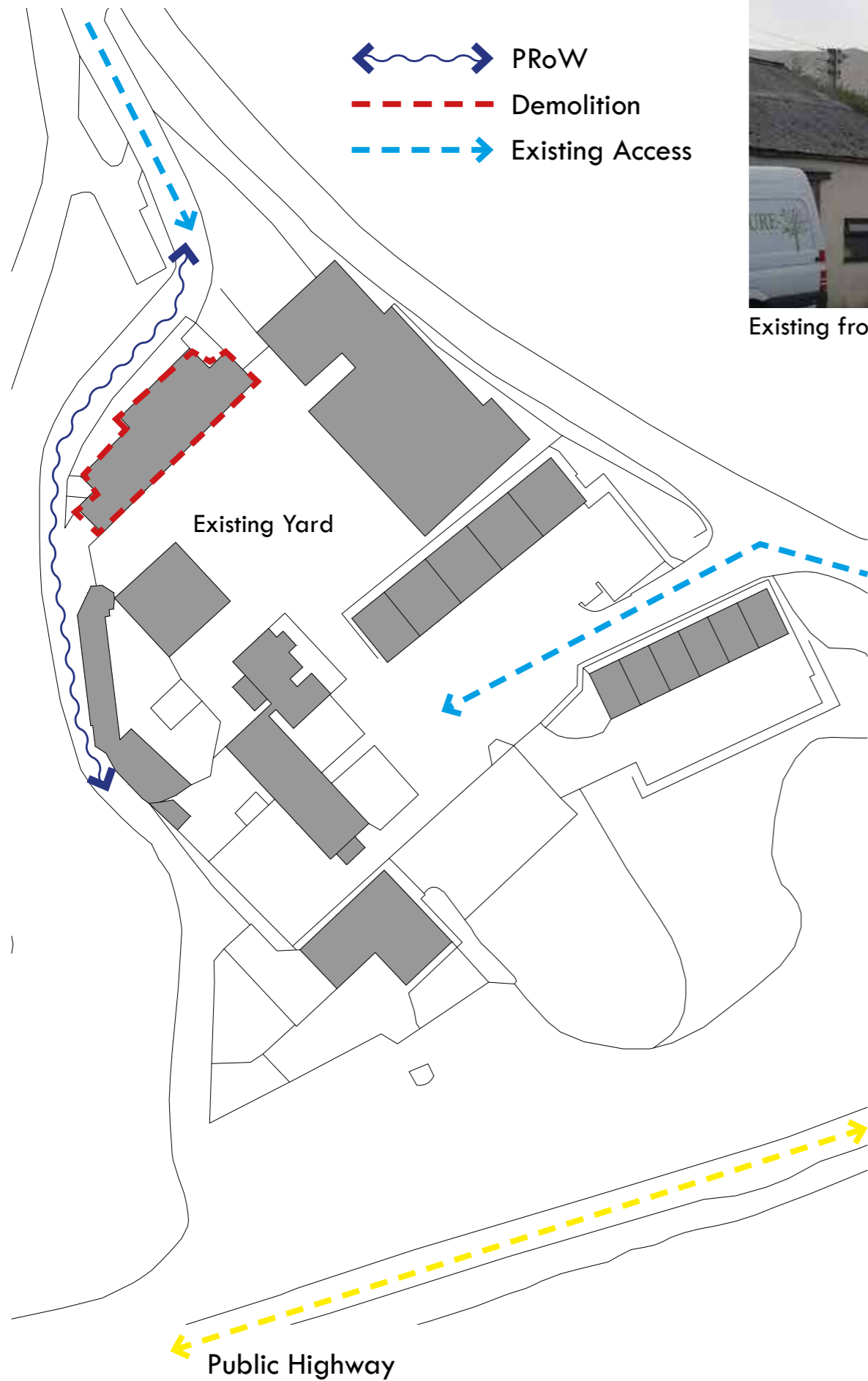


Public Right of Way Map



View of yard looking South

2.4 Existing block plan and site photograph



Existing front elevation with spoil heap behind being re-planted



Gable elevation onto pathway - access not used



Rear side / gable elevation and overgrown nature of existing boundary treatment



Disjointed rear elevation indicating poor state of existing building

3.0 Planning Considerations

3.1 National and Local Level Planning Policy

There is considerable and consistent support for the redevelopment of this warehouse throughout the NPPF and the Cornwall Local Plan.

National Planning Policy Framework

6. Building a Strong, Competitive Economy

80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.

Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.

Supporting a Prosperous Rural Economy

83. Planning Policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings

Cornwall Local Plan

Policy 5: Business and Tourism

1. To ensure a continued supply of appropriate business space, proposals for new employment land and uses should be:

- a) well integrated with our city, towns and villages; or
- b) within areas that are well served by public transport and communications infrastructure;

Cornwall Local Plan Strategic Policies

China Clay Community Network Area

One of the key principles of within the China Clay Community Network Area is to support the regeneration of villages and the local economy.

St Austell, St Blazey and China Clay Area Regeneration Area

10. 30 There is a shared vision to establish the St Austell, St Blazey and China Clay Area as the 'Green Capital' of Cornwall, bringing investment in sustainable employment and communities by encouraging quality and innovation.

10. 31 The Regeneration area has a strong focus on sustainable development and this opportunity should be exploited so that the area becomes a focus for sustainable living and supports the development of environmental technologies and industries that offer regeneration and environmental benefits.

Replacing an existing, out of date single storey warehouse with a purpose built 2 storey warehouse of modern construction will be invaluable to the local economy. Providing more space, more employment opportunities and the development of a growing business.

3.2 Demolition of Existing Buildings

The proposal is for the total demolition of the existing, out of date warehouse.

3.3 Highways and Pedestrian Access

The existing site is well served and connected to the local and wider areas through sustainable transport links

3.4 Surface Water Drainage

Surface water runoff will be controlled and disposed of via an appropriately designed scheme connecting into the existing system. The site sits outside of any Flood Protection Zones and is within Flood Zone 1: "an area with a low probability of flooding."

3.5 Contamination and Mining

The existing and proposed use is not affected by any contamination or mining risk.

3.6 Ecology

As stated within the attached Ecology Report, there is no existing Birds or Bats within the existing structure, however the opportunity is there to integrate into the proposals.

4.0 The Proposal

4.1 Design Brief

To replace an existing storage warehouse with a purpose built modern warehouse that creates additional storage space, more open plan access and, facilitates expansion of the existing business.

4.2 Use

The existing and proposed use will be retained as light industrial.

4.3 Amount

The existing building has an approx GIA of 430m², not all of which can be utilised.

The proposals have a total GIA of 910m². This is over two floors whilst also maximising the opportunities of the site.

4.4 Site Plan

The replacement building will sit on the front line of the existing footprint, maintaining the accessibility in and around the yard.

The proposals will make better use of the site boundaries, by building up towards the boundary, yet allowing the retention of the existing access path and Public Right of Way.

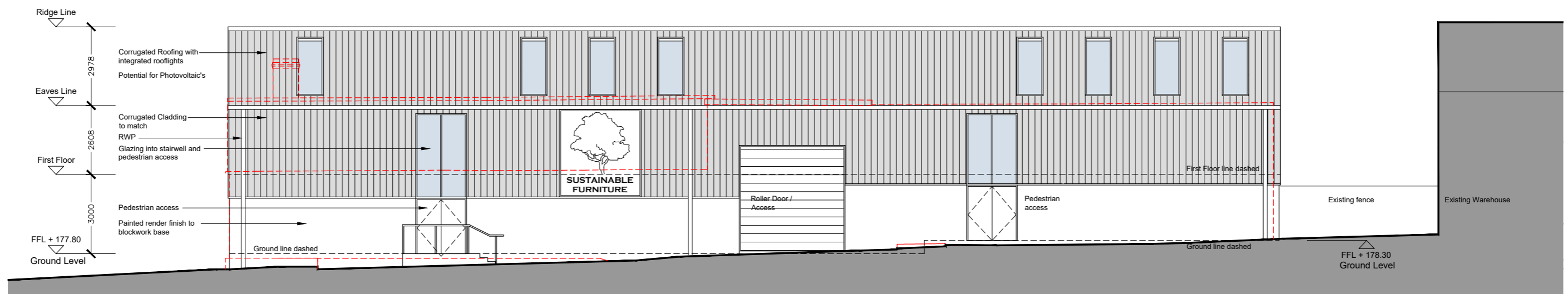
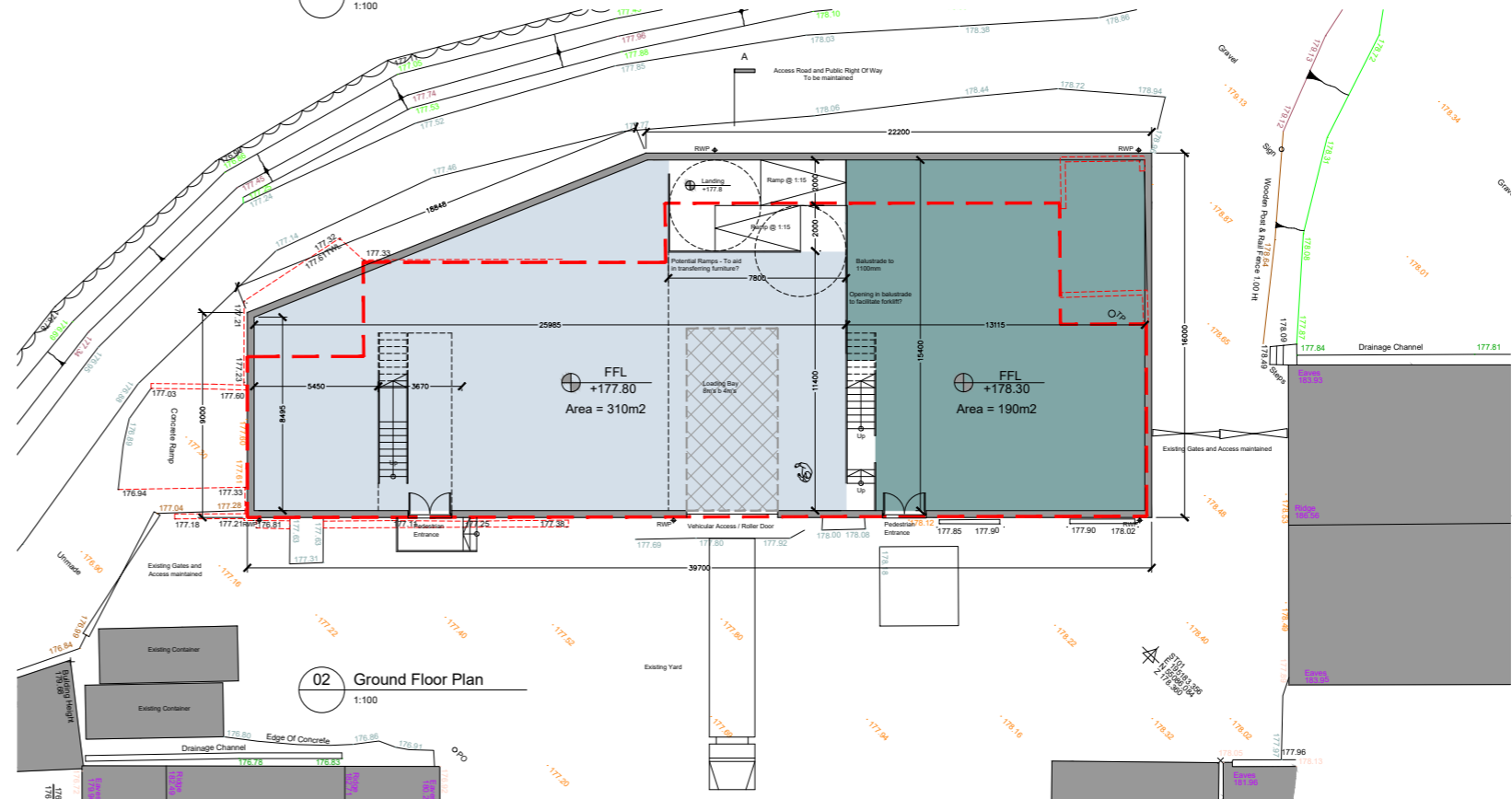
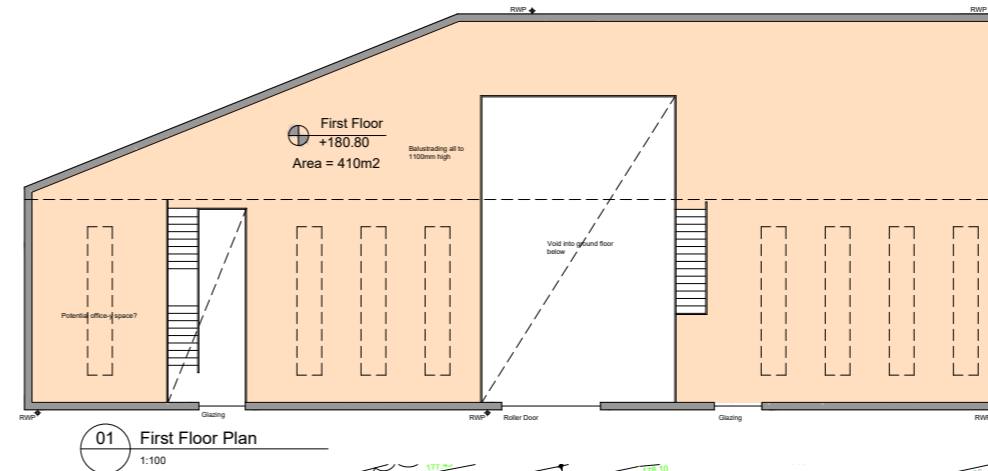
The existing gates will be retained and or replaced as necessary.

4.5 Layout

The layout has been kept simple, with a principal large vehicular opening for access and deliveries, along with two separate pedestrian entrances to either side.

Due to the existing site levels and open plan nature of the building, we have allowed for a split level ground floor, with a consistent datum for the First Floor.

The proposals have allowed for maximum storage space, whilst allowing for natural light in the core circulation zones and, integrated within the roof.



4.6 Scale and Mass

The proposals match the scale and mass of the surrounding built context, with the large windows and doors helping to break down the overall scale of the unit.

4.7 Landscaping

The landscaping will be largely retained as existing, with a tarmac yard area. The rear will be finished naturally and blend into the existing path around the back of the site.

4.8 Appearance

The building will have a painted render finish to the ground floor, with a light grey insulated cladding panel in a corrugated design to compliment the adjacent buildings.

Glazing, doors and rainwater goods will be aluminium to match.

