

# PLANNING STATEMENT

DESIGN & ACCESS STATEMENT  
INCLUDING HERITAGE STATEMENT

SEPTEMBER 2021

**PROVISION OF REPLACEMENT FIRE ESCAPE  
STAIRCASE AND TERRACE**

**LAUNCESTON GOLF CLUB, ST. STEPHENS,  
LAUNCESTON, CORNWALL, PL15 8HF**

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**Introduction:**

Pollard Architectural Ltd have been instructed to act on behalf of the Applicant 'Launceston Golf Club' in preparing a planning application for the provision of a replacement fire escape staircase and terrace at Launceston Golf Club, St. Stephens, Launceston, Cornwall, PL15 8HF.

The Applicant retains the legal freehold ownership of the site, and therefore has control over the full extent of the land, including a right of access.

The intention of the Applicant is to secure planning permission for the replacement fire escape staircase and provision of an improved external terrace, thus providing an improved arrangement suitable for today's needs and those of future users. During these uncertain times and the unprecedented situation with Coronavirus (COVID-19), the applicant recognises the importance of providing a facility with the flexibility to allow for business to continue whilst safe-guarding the public. The proposed development has been considered in detail, the scheme sets out to provide a sympathetic form of development whilst enabling the much-needed replacement terrace and fire escape to be carried out cost effectively.

Reference should be made to the following drawings and details:

Ref:	<b>2116-01</b>	Planning Application Drawing
	<b>2116-02</b>	Planning Application Drawing
	<b>2116-03</b>	Planning Application Drawing
	<b>Planning Statement (Design and Access Statement)</b>	
	<b>Community Infrastructure Levy – Liability Assessment Form</b>	

During these uncertain times and the unprecedented situation with Coronavirus (COVID-19), the applicant recognises the importance of providing property solutions with the flexibility to meet not only today's needs but those of future generations.

The proposal is to demolish the existing external fire escape terrace and staircase and erect a replacement with an improved terrace suitable in today's changing climate. The existing external fire escape stair is in poor condition and needs to be replaced. It is too far gone to be economically refurbished. In needing to replace the stair the applicant would like to take the opportunity to revise its position and improve the terrace facility currently enjoyed by club members. The revision will improve the fire escape provision currently on site whilst also providing an external area suitable to meet with today's "COVID-19" legislation etc.

### **Proposal and Use:**

Detailed plans have been prepared to indicate the proposals.

Considerable time and effort has been put into determining the amount of development proposed. It is considered that the final design has created a carefully balanced and attractive scheme which would not represent an overdevelopment of the site, nor would it create an overbearing impact on neighbouring properties. The design and scale of the development is in keeping with that of the existing facilities and is sympathetic in design. There will be no negative impact to the neighbouring properties with regard to overlooking and loss of privacy.

It is felt the footprint, scale and massing of the proposal is in keeping with the area and doesn't have a detrimental impact on surrounding properties. The orientation and siting of the proposal has been considered against the physical parameters of the site making use of the existing access arrangements where possible.

The footprint and massing of the proposal is not dissimilar to that currently in place. It will not adversely affect the privacy, amenity space or general existing use of existing dwellings in the area. Due to the location of the proposal, set back from the road, views to the proposed for motorists and pedestrians won't be overbearing or distracting but fit seamlessly with the character of the area. The existing boundary will be retained along the adjacent highway providing adequate screening into the site.

### **Planning Policy Context:**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise; meaning amongst other things any other supplementary / supporting planning documents and the government's guidance as set out in the National Planning Policy Framework (NPPF) (2019).

The statutory development plan for the site consists of the Cornwall Local Plan 2010 — 2030 (CLP) (2016), whilst material considerations in this instance comprise national policies set out within the National Planning Policy Framework (2019), the Cornwall AONB Management Plan 2016 - 2021 (2016), and the Cornwall Design Guide Supplementary Planning Document (SPD) (2013).



## Heritage:

A review of documented histories of the Property and adjacent/surrounding areas, reveals little of significance recorded, though the following information has been recorded on the Historic England website: 11, NORTH STREET, Launceston - 1195998 | Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1195998>

The proposal for the provision of a replacement fire escape staircase and terrace relates to the need to make necessary repair and to provide an improved arrangement suitable for today's needs and those of future users. During these uncertain times and the unprecedented situation with Coronavirus (COVID-19), the applicant recognises the importance of providing a facility with the flexibility to allow for business to continue whilst safe-guarding the public.



The issues and problems relating to the current structure are three-fold: 1. The current staircase is rather steep and awkward for daily use 2. The terrace provides little space to pass safely when on occasion it is in use. 3. The current structure has now started to cause problems where it abuts the main building and is causing damage to the structure and internal finishes.

The current arrangement has been on site for some considerable time and the replacement structure although slightly larger will predominantly match that of the existing in style. The fire escape and terrace is not readily visible from the road at the front of the building and can be viewed from the car park serving the golf club. Whilst there have been numerous attempts to address the water ingress, the problem has not been rectified. The surrounding stonework has become very fragile, and the timber door frames have now become affected by the continual water ingress and are starting to rot out. The existing arrangement is showing signs of neglect and disrepair and as such should benefit from the replacement structure and associated repair.

The original materials will be retained where possible, the aim of the replacement structure to provide an improved arrangement suitable for today's needs and those of future users and prepare it for the next decades and prevent it from falling into further disrepair.

In conclusion the proposal is to keep the terrace and fire escape as original as possible whilst making some practical additions to make it suitable for today's needs.

**Access:**

Given the scale and form of development proposed and considering the access is to remain as existing arrangements, it is considered the proposal will have a negligible impact upon the highway network.

**Sustainability:**

The proposed structure to be provided will aim to achieve a minimal carbon footprint, with the development work carried out in line with the principles outlined within Cornwall Council's "Sustainable Building Guide".

**Conclusion:**

It is suggested that the benefit of the proposed replacement escape stair and replacement terrace outweighs any perceived shortcomings of the proposal, that the affect on the host and neighbouring properties will be neutral, and that the proposed massing, material palette and detailing is appropriate to the intended use, location and host property.

National policy guidance and development plan policies, insofar as they apply, seek good quality environments with attractive well-designed developments.

The National Planning Policy Framework fully supports sustainable opportunities with the proposals delivering a green solution to today's ever-changing requirements. The proposal does not result in significant detrimental impact on neighbouring properties and is compatible with the character and pattern of development within the area.

We trust the Local Authority will support this proposal and look forward to a favourable outcome.