

DESIGN AND ACCESS STATEMENT ISSUE 01



R190609 – CRIFT COTTAGE BARN

AT

CRIFT COTTAGE, LANLIVERY, BODMIN, CORNWALL. PL30 5DD

FOR

MR & MRS CHAPMAN

WRITTEN BY

SAMANTHA HAMILTON

FOR AND ON BEHALF OF



Robert Rowett
Architectural Services

8 TREGREHAN MILLS, ST AUSTELL, CORNWALL, PL25 3TL



01208 873323



help@rr-as.co.uk



www.rr-as.co.uk

PAGE 1 OF 7 | FORM: X13-4 – 2021-04 | PRINTED: 13.08.2021



CONTENTS

1	REVISIONS	3
2	FORMAT OF THE DESIGN AND ACCESS STATEMENT	3
3	ACCOMPANYING DRAWINGS	3
4	DESIGN BRIEF	3
5	THE PROCESS	3
6	ASSESSMENT	4
7	EVALUATION	5
8	DESIGN	5
9	USE	6
10	AMOUNT	6
11	LAYOUT	6
12	SCALE	6
13	LANDSCAPING	6
14	APPEARANCE	6
15	ACCESS	6
16	CONCLUSION	6
APPENDIX A	PHOTOGRAPHS	ERROR! BOOKMARK NOT DEFINED.

1 REVISIONS

Date	Issue No
13.08.2021	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. 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 and documents:

No.	DRAWING/DOCUMENT	REVISION
E100	Location Plan	-
E101	Mixed Plans as Existing	-
P100	Mixed Plans a Proposed	-

4 DESIGN BRIEF

Robert Rowett Architectural Services have been appointed to provide a proposal for the conversion of an outbuilding/barn into a residential unit.

RRAS has been subsequently appointed by the owners Mr and Mrs Chapman to prepare the necessary documents to seek Planning approval.

To successfully undertake this, work a building and 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.

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 heritage. A modest population dispersed among the main market towns and villages.

The expansive coastline hosts many historic ports and these align with the wild landscape of the moors, valleys and hills, which attract many tourists 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 benefitting from a home within their local communities.

The local context includes several designated areas, the site does not fall within any of these or affect the character or setting of such designation.

Neighbourhood Context: The site is located within the Parish of Lanlivery a village located about 1.5miles West of Lostwithiel and 5 miles South of Bodmin. To the North, Lanlivery is bordered by Lanivet and Lanhydrock and to the East St Winnow St Sampson, Tywardreath and Luxulyan to the South.

The village population is around 300 most of which live in the villages of Lanlivery, Sweethouse and Redmoor, however many are dispersed through numerous farms.

The development styles throughout the parish are varied from historic plots at the heart of the village to the dispersed farming history. The properties are predominantly stone and render under a slate roof, some later introduction of materials including spar dash, cladding and brick is visible. The local stone appears to be of a granite mix, but there are limited other distinguishable local characteristics.

Site Context: The site is located to the East of Crift Cottage, there are three buildings within proximity to the site, two small single-storey holiday units and a one two-storey stone outbuilding/barn to which this application relates too. This gives a good indication that the proposal will be grounded within an area that is already sought for residential development.

The outbuilding/barn is located on land within the ownership of Crift Cottage. The outbuilding/barn is not in proximity to any building actively used for intensive livestock rearing or any agricultural waste storage facilities.



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

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

- North: Open Countryside
- East: Open Countryside
- South: Two Barns converted for holiday use
- West: Open Countryside

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 activity map, as of August 2021, Lanlivery Neighbourhood Plan was formally adopted on 9 February 2019.

Planning History:

PA20/02668 Prior Approval under Class Q was submitted but withdrawn and is subsequently being followed up with a full application.

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.

8 DESIGN

All of the above has formed our design as described in the rest of the Design and Access Statement. This next section intends to explain the design principles and concepts that have been applied to particular aspects of the proposal – these are **amount, layout, scale, landscaping** and **appearance** of the development.

Although the building is not listed, special care has been taken to ensure that it is suitable within its locality. As an underused outbuilding/barn located nearby to other residential dwellings and holiday units, this plot of land has great potential for residential development.

The proposal is for the change of use of an outbuilding/barn into a small one-bedroom dwelling. The works proposed are limited to internal works include the subdivision of the structure with partition walls and the proposal of a staircase. External works are limited to the proposal of an access track, allowing ease of access to the dwelling.

The layout has been carefully considered to utilise all the available space to create a secure, dwelling suitable for a professional or couple to enjoy and make use of the beautiful landscape and views. There is no proposed external extension to the building therefore there is no increase in the gross internal floor area (GIFA).

9 USE

Current Use: Outbuilding/Barn

Proposed Use: Residential

10 AMOUNT

The Gross Internal Floor Area (GIA) of the existing is 52.00 square metres

The Gross Internal Floor Area (GIA) of the proposal is 52.00 square metres

In terms of size, there is no increase in footprint for this proposal.

The amount of internal living space in the proposed dwelling is sufficient to provide rooms of comfortable and practical size for an individual or couple.

11 LAYOUT

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 an individual or couple to enjoy.

12 SCALE

As the building is being converted there then the scale will be retained.

13 LANDSCAPING

A small garden and parking area will be accommodated within this proposal.

14 APPEARANCE

The appearance will be retained as existing.

15 ACCESS

There is existing access to the site at the south of the site, used for the existing holiday units. To create ease of access to the new dwelling, an access track is proposed to the East site. The track is to lead to a parking area to the northeast of the site with a small level pathway that leads to the ground floor entrance.

16 CONCLUSION

It is considered that there is nothing about the location and sitting of this existing building that makes it otherwise impractical or undesirable for it to change from an outbuilding/barn to residential use.

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 benefits of the proposal that planning permission

should be considered.