

Design and Access Statement

Planning in Principle Part 1



Project No. 210205
Client Mr and Mrs D Baines
Site Address Wilben Cottage, Carloggas, Penwithick, Cornwall, PL26 8YS
Project New Dwelling Adj. Wilben Cottage

Issue 01
Date 30.09.2021
Written by RWR



CONTENTS

1	REVISIONS	2
2	FORMAT OF THE DESIGN AND ACCESS STATEMENT.....	2
3	ACCOMPANYING DRAWINGS	2
4	DESIGN BRIEF	2
5	THE PROCESS.....	2
6	ASSESSMENT.....	3
7	INVOLVEMENT.....	5
8	EVALUATION.....	5
9	DESIGN	6
10	USE	6
11	AMOUNT	6
12	LAYOUT.....	7
13	SCALE	7
14	LANDSCAPING	7
15	APPEARANCE	7
16	ACCESS	7
17	CONCLUSION	8
	APPENDIX A PHOTOGRAPHS.....	9



1 REVISIONS

Date	Issue No
[25/6/2021]	Issue 01

Note: The latest revisions (starting with Issue 02) will be in this colour blue, to differentiate from 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 and documents:

No.	DRAWING/DOCUMENT	REVISION
E00	Location Plan & Block Plan as Existing	-

4 DESIGN BRIEF

Rowett Architecture have been appointed to provide an outline proposal for **Error! Reference source not found.**

Scope of Works:

Prepare and submit a Planning in Principle application for a single dwelling in the garden to the south of Wilben Cottage.

5 THE PROCESS

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

- Assessment
- Involvement
- Evaluation
- Design



6 ASSESSMENT

Physical Context:

Penwithick is located close to St Austell, with good links by road and rail. There are some amenities within Penwithick itself, including a Social Club/ community hall, Post Office/general stores, and bus stops with regular bus service to St Austell and Bodmin and beyond. There is a primary school at Treverbyn, and the area of St Austell is well served by Secondary schools.

Please see figure 1 below showing the site in context.

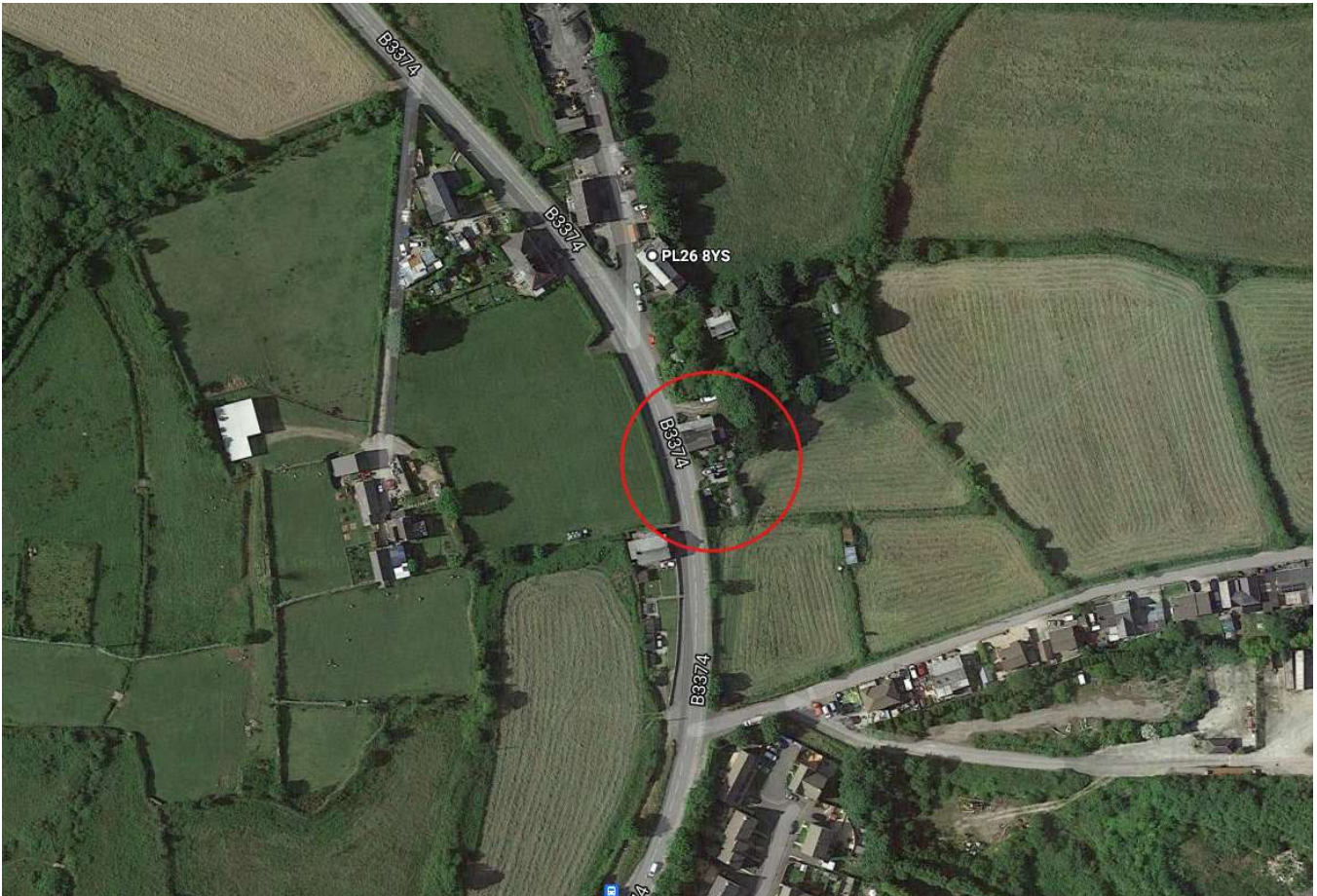


Figure 1: Google Maps extract showing the site location in context.

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

- North: Dwelling houses to each side and a coal yard along the B3374 road (main road through Penwithick).
- East: Semidetached house (Milliways) and agricultural fields.
- South: Applicants Garden, field, Dwelling houses to each side along the B3374 road (main road through Penwithick) and houses along Resugga Green Lane.
- West: B3374, houses (Kat Kins and Perita), agricultural field, Carloggas farmhouse and farm buildings.



Historic Context:

The cottages were originally known as Carloggas Cottages and consisted of a terrace of three dwellings. These were shown on the 1881 map. Wilben Cottage was originally two of these, made into one dwelling from no. 1 and 3. The third (no2.), semi-detached terraced cottage, is now known as Milliways.

The 1907 map shows the site is a garden and part of the cottage no. 3, now part of the dwelling now known as Wilben Cottage.

The 1971 map shows the three cottages on the map numbered 1, 2 and 3, with several adjacent outbuildings on the land. The 1991 map shows the cottages formed into a pair of semi-detached houses, but still labels these as Carloggas cottages.

Therefore, there is a historic precedence for three dwellings on this land.

Social Context:

The proposal will provide housing for the local community on a plot of land which is surrounded by residential dwellings and is currently underutilised.

Economic Context:

A dwelling will provide a modest economic contribution through occupants using the local stores, post office and other local facilities.

Planning Policy Context:

- Cornwall Council Local Plan Policies.
 - Policy 1. There is a presumption in favour of sustainable development. In view of the location within walking distance of local post office/store, community centre and school. The area is well served by public transport to St Austell with additional school, college, banking facilities, church, railway station to main line services and bus links to other parts of Cornwall.
 - Policy 2. Spatial Strategy. The proposal will adopt low energy strategies with efficient building fabric and renewable energy technology. The proposal is in a location that can adapt and be resilient to flooding and climate change. It will incorporate landscaping and features to enhance and encourage biodiversity and absorption of CO2. The site will provide a self-build dwelling plot close to local amenities and with public transport links to St Austell and beyond and serving the St Austell employment area.
 - Policy 3. Role and Function of Places. The proposal for a single dwelling would appear to be rounding off on an existing development in the garden of existing dwelling that appears on plan to mirror the site of the existing dwelling and sited opposite two existing dwellings on the edge of Penwithick.
 - Policy 12. Design. The proposal aims for a high-quality proposal to enhance the distinctive character of the local area and the character of Cornwall.
 - Policy 13. The design aims to meet the development standards of internal and external space, an appropriate level of parking, storage facilities for waste and recycling, use orientation to promote natural light and ventilation, and provide a level accessible home.
 - Policy 21. Best Use of Land. This development is considered to be Rounding Off and on Previously Developed Land. Policy 21 says: The best use of land is encouraged for sustainably located proposals. This site is well served by local amenities and services in a short walking distance within the village of Penwithick, including a post office and stores, children's park, open green space, social club, fish, and chip shop. It has regular buses to and from St Austell to access further transport links, shops and amenities and the main line railway station. On Cornwall Council's web site, a statement references



the NPPF and case law. The Council accepts in line, with case law, that the gardens of dwellings that are not in built-up areas are 'previously developed land'. The scale of the proposal is modest and is appropriate to the role and function of the location. The Rounding off provides a symmetry to complete this site based on the axis of the access to the B3374. The chief Planning officers Advice Note on Infill/ rounding Off [and Previously Developed Land] advises: "*Previously developed land is defined in the NPPF, Cornwall Council's Vacant Buildings Credit note and case law. The Council accepts in line with case law that the gardens of dwellings that are not in built-up areas are previously developed land.*".

- NPPF As noted in the Chief Planning Officer's Advice Note, the NPPF allows for development of previously developed land. This development will not cause any harmful impact on the wider environmental context and is a suitable development of a 'brownfield' site.
- Parish Council. The Parish council is Treverbyn Parish council. There is currently no Neighbourhood Plan for the area. However, local residents have recently been consulted by Treverbyn Parish council with a questionnaire for a preparing a Neighbourhood Plan. No draft plan is currently available.

Planning History:

Cornwall Council's Planning Search was used to investigate previous planning on the site.

C2/88/01109 No 3 Carloggas Cottages (now Milliways, attached to Wilben Cottage).

CONSTRUCTION OF ACCESS WITH PARKING AND TURNING FACILITIES

Approved with conditions 26th Sept 1988.

Note that this was approval for a driveway and access to the north side of Wilben Cottage and Milliways for Milliways cottage.

7 INVOLVEMENT

Our client has contacted their neighbours at Milliways, and it is understood that they have no objection to the proposal.

8 EVALUATION

The garden of Wilben Cottage is 'previously developed land', as noted above under Planning Policy Context, Policy 21 and it is considered that a dwelling in this location is both sustainable and acceptable in principle. The garden is divided by the vehicular access and the area to the south is a natural plot mirroring the existing cottage location.

The detailed design and appearance of the dwelling is not being considered at this stage. It is an application for Planning in Principle. The detailed design of the dwelling will be considered at the Technical Details Consent Stage, Part 2 of Planning in Principle application.

The applicable planning policies support the application.



9 DESIGN

All of the above has formed our design as described in the rest of the Design and Access Statement. Whilst this is Planning in Principle application for a dwelling plot and does not consider detailed design, the design perceived at this time is of a similar scale to the existing dwellings nearby. These are two storey and have their main elevation facing south with gable ends to the road. The proposed design therefore references the surrounding dwellings. With its principal elevation facing south this will assist in its sustainable credentials utilising solar gain, natural light and will also aid in maintaining privacy from nearby dwellings. The existing dwelling of Wilben Cottage will be separated by the widened existing vehicular access and a parking area.

10 USE

Current Use: Previously Developed Land, Garden to Wilben Cottage.

Proposed Use: Additional dwelling adjacent to Wilben Cottage.

Amenity:

The situation of the site is within a long-established neighbourhood with a broad range of community facilities within a 5-minute walk. The location of the site is close to established community, retail, and open space facilities, adjacent to the village and close to public transport nodes.

There is a footway pavement into Penwithick. Nearby, Penwithick has a Social Club/ community hall, Post Office/general stores, and public transport links to St Austell, Bugle and Bodmin. There are primary schools at Treverbyn and several in St Austell and the area of St Austell is well served by Secondary schools.

There are children’s play areas and green space within Penwithick. There is a public footpath through Resugga Green accessing other areas for countryside walks.

Sustainability:

The location is considered sustainable as noted above. The Technical Detailed Consent will consider the details for a sustainable design. However, it would propose to use a southern orientation to make best use of the solar gain.

11 AMOUNT

Area of the Site proposed for development	230.38	square metres
The Gross Internal Floor Area (GIA) of the proposal is to be designed but will be based on the Nationally Described Space Standards for dwellings.	TBC	square metres
The space allocated for parking will provide a minimum of two parking spaces and turning area to comply with policy. The same area is allowed for the existing cottage. The precise details and layout will be provided at stage 2.	TBC	square metres
Please see the section “Access” below for more information on vehicular and pedestrian access.		
The overall area of the site including Wilben Cottage is	430.00	square metres
The area of the site excluding Wilben Cottage is	357.23	square metres
The area of the remaining amenity space for Wilben Cottage, excluding the development site is	126.85	square metres
There is an existing Summer House in the plot that will be removed	13.5	square metres



12 LAYOUT

The detailed site layout will be considered at the Planning in Principle Technical Detailed Consent stage. However, the site will generally have the vehicular access mirroring the existing access at Wilben Cottage from the B3374 with the new dwelling to the south and its main private garden to the south and east.

The dwelling layout and design will also be considered at the Technical Detailed Consent stage.

Security:

The access and proposed site are in a secure location, being adjacent to Wilben Cottage and Milliways and the houses across the street. There is street lighting outside and along to Penwithick.

13 SCALE

The scale of the proposal is in keeping with the locality.

14 LANDSCAPING

The existing site is a brownfield site, part of the garden of Wilben Cottage. The plot is currently screened from the road by Leylandii Trees. The Landscaping design will also be considered at the Technical Detailed Consent stage.

15 APPEARANCE

As noted, this will be of a scale in keeping with the surrounding buildings.

The materials and appearance will be considered at the Technical Detailed Consent stage. However, traditional materials are likely to be considered.

16 ACCESS

The site is situated off the B3374 to the south of Wilben Cottage, where there is an existing tarmac access and a drive and turning area. It is proposed that the existing drive would be widened, or a new similar access installed to provide vehicular access to the proposed dwelling.

There is street lighting along the roadside and the access is in a 30 MPH zone.

Visibility has been considered and appears to comply with requirements with a 30 MPH zone. Full details to be provided at Stage 2 of the Planning in Principle application, depending on whether the existing drive is widened or a separate drive is to be installed.

There is a pavement serving Penwithick that extends from Penwithick up to the Treverbyn turn off.

There is currently a grass verge on the east side of the road and pavement on the other. From Resugga Green, approximately 60 metres away, there is a bus stop and there are pavements on both sides of the street through Penwithick. Note that there is also much less traffic on this road since the route change on the A391 to Stenalees.

Pedestrian access will use the same access point as the driveway.



Inclusive access: The proposal gives an opportunity for a design to access the dwelling and move through the place on equal terms regardless of age, disability, ethnicity, or social grouping. “Accessibility for all has been considered. The proposal will be designed at stage 2 to meet the current Building Regulations Part M and could easily be converted to a full accessible home in the future should this be required.”

Public Transport:

The Site has good transport links.

The Site is approximately 60 metres walk from the nearest bus stop, with good links across Cornwall.

The nearest train station is at St Austell, accessible by public transport, which is only 3 miles away from the Site and is on the main line linking Cornwall with the rest of the UK, in particular London.

17 CONCLUSION

The site is in accordance with the chief Planning officer’s advice and case law the site, part of garden area, is previously developed land. The history of the site shows that there were three dwellings located here in the past. The access is from a 30 MPH zone with pavements and street lighting. The location is sustainable, close to public transport links and local facilities. It is believed that this site is acceptable in principle for the reasons outlined above.



APPENDIX A PHOTOGRAPHS



Figure 2 Wilben Cottage



Figure 3 Plot to South of Wilben Cottage



Figure 5 Visibility to North of Access



Figure 6 Visibility to South of Access



Figure 7 Visibility to North of Access



Figure 8 View from existing access – proposed to be widened



Figure 9 View into access from pavement – access proposed to be widened



Figure 10 Approach from north to site location along B3374



Figure 11 Approach from north to site location along B3374 – start of 30 MPH zone through Penwithick



Figure 12 Plot behind Leylandii hedge opposite existing houses



Figure 13 Plot to South of Wilben cottage showing existing access – proposed to be widened



Figure 14 approach to Plot at turn off for Resugga Green – note bus stop adjacent



Figure 15 Wilben Cottage to left, with plot to south opposite existing cottages to the right