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**PROPOSED AGRICULTURAL BUILDING AT 'LOWER
PENHALLOW FARM', RUAN HIGH LANES, TRURO**
FOR
'JACKAMAX LTD' (MR & MRS M. ROWE).

**'DESIGN & ACCESS
STATEMENT'**



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23.12.2021.

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Introduction.

This statement has been prepared by Mark D.P. Datson Architectural Consultant and Chartered Surveyor, on behalf of 'Jackamax Ltd' (Mr & Mrs Rowe), the owners of the site. The statement accompanies a Full Planning Application proposal for the erection of new agricultural building on this site and is intended to explain and support in all material respects.

The application is submitted in accordance with the advice contained in paragraphs 56 and 80 thro 104 Circular 1/2006 in respect of **'What is Required in a Design Statement'**.

This Statement has been prepared in accordance with the guidance contained in the publication by the Commission for Architecture and the Built Environment (CABE) entitled 'Design and Access Statements'.

'Lower Penhallow Farm' is located along a private access lane accessed off the unclassified road leading between Treworlas & Treworthal on the Roseland Peninsula lying to the North Western range of the hamlet of Treworlas at O.S. centre coordinates **501244 45802** as annotated on Location & Site Plans **M.R. 0001 & 2**. The site is not within any settlement boundary but is within the Area of Outstanding Natural Beauty and Coastal Zone as defined on the former Carrick District Council Local Plan proposal map. The principle of development has been accepted by the Planning Department in its Local Plan Policies and by similar previously approved agricultural applications in the immediate area.

The property at present consists of the main farmhouse with the former stone agricultural buildings now converted to 1 holiday accommodation cottage and additional new dwelling unit (all within the same ownership) located to the South West of the farmhouse, the remaining buildings are still ancillary to the main farm Holiday business and are remote from the main farming nucleus, the property is in open rural countryside bounded by its own paddock and surrounding agricultural land. The site benefits from the dwelling and out-buildings and holiday cottages as described.

There is one modern Steel Portal Frame Agricultural Building located to the North of the farmhouse with adjoining sunken concrete yard and livestock collection area. This building is used for all purposes in respect of general storage & livestock housing.

Jackamax Ltd (Mr & Mrs Rowe) have recently increased the acreage and livestock numbers substantially leading to the fact that there is now not sufficient agricultural buildings for a holding of this size or sufficient existing buildings that are suitable for modern day farming practices, storage of Machinery hay/straw and fodder. The existing building and its yard are set into the natural landscape and so the proposed will be further hidden by the natural raised topography and earth bunding surrounding the site. The proposed new building will be for the storage of Machinery, fodder, Hay and Straw and needs to be of an increased height to the existing to enable sufficient storage and handling with machinery under cover.

As would be expected for this part of the district the site is located within what may be described as a verdant setting with natural tree screening already in existence along the hedge to the West & East and high hedge/bank to the South.

The agricultural holding now extends to some **500 acres** and currently only has the one agricultural building - my client owns all of the surrounding fields.

Previous Planning History

Planning was granted for a similar Agricultural Building in a similar location although slightly smaller in 'Footprint' under Approved **Planning Application PA18/03605**.

Policy Assessment.

The context for making planning decisions is defined by section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that where *'regard is to be had to development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise'*

Relevant policies, SPGs and Government guidance:

Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016)

Policy 1 Presumption in favour of sustainable development,

Policy 2 Spatial Strategy

Policy 2a key targets

Policy 3 Role and function of places

Policy 12 Design

Policy 13 Development standards

Policy 23 Natural environment

Policy 24 Historic environment

Policy 27 Transport and accessibility

National Planning Policy Framework
Section 1. Building a strong, competitive economy
Section 3. Supporting a prosperous rural economy
Section 4. Promoting sustainable transport
Section 7. Requiring good design
Section 11. Conserving and enhancing the natural environment
Section 12. Conserving and enhancing the historic environment

Planning Practice Guidance

Cornwall Design Guide 2013

The Roseland Neighbourhood Development Plan.

This adopted Policy Guidance stipulates under:-

Policy CD3 - Agricultural Barns. Planning proposals for agricultural barns will be supported provided that it has been demonstrated that the proposal:

- (i) is in conformity with Section 10 of the Cornwall Design Guide;
- (ii) is in conformity with Section 4.2 of the adopted Carrick Design Guide;
- (ii) is not located on visually-exposed plateaus, ridges or skylines or on steep sided valley sides as identified in the Local Landscape Character Assessment or any other visually- exposed sites.

Particular attention should be paid to siting, design, external colours and potential light pollution.

The guidance of these documents has been taken into account in the preparation of this application

We believe that we have shown conformity with the above particularly due to the sunken nature of the proposed development into the surrounding Topography where upon it will not be visually prominent from any public vantage points.

Design and Access Statement.

Planning Policy Statement 1 advises in paragraph 34 that, *'Planning Authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities for improving the character and quality of an area and the way it functions, should not be accepted'*. The following assessment is provided taking into account that advice.

Advice contained in circular 1/2006, paragraph 80 to 104 and advice by CABI in 'Design and Access Statements – how to write, read and use them' indicates that applications should always include information on:-

The '**Use**' of the building and of external spaces.

Mr & Mrs Rowe farm **500 acres** and have South Devon cattle, the majority of the land is arable. The existing building will continue to be utilised for secure General Storage and the undercover feeding and corralling of livestock for testing purposes/livestock management, i.e. TB testing - there will be straw laid on the floor to collect any slurry, this will then be spread on the fields so there is no existing slurry issues.

The proposed building will be for the undercover storage of Machinery, Fodder, Hay & Straw for the use in feeding and bedding of Livestock kept within the existing building.

The '**Amount**' of development.

The proposed building has a ground floor area equating to **864sqm**. The height to eaves and ridge will be on average **6.00m & 9.30m** respectively from finished external surrounding ground level which will be within the existing concreted sunken yard area.

The '**layout**'

As you will see from the plans submitted – the proposal is for the location of the new building towards the North Western range of the existing concrete yard area.

The proposed building will be set some 18m away from the existing building to allow manoeuvrability of machinery between and has been designed as a portal steel frame, it is bounded on at least 3 sides by the reduced dig and existing established hedge to the South West. The existing 3.90m high earth bund (measured from existing field level to the North) and the reduced dig existing yard area screens the proposed building from the footpath to the North East and further viewpoints back towards the site from afar.

The siting of this building within the reduced dig obscures any vantage point from the South West and South East. Orientation is for the proposed building to be adjacent to the existing buildings for ease of usage of machinery between buildings.

I believe the arrangement being suggested offers a practical solution to the development of the site and my clients requirements whilst not being in a prominent locations within the farmstead when viewed from afar.

The '**Scale**'

This is a rural site but set within the hollow of the natural landscape with rising topography towards the North West with screening both from existing and new towards the South East and North West making the site mostly obscured from any public vantage point.

The scale and massing of the proposed building is considered appropriate in its context as due to the reduced dig the proposed buildings ridge will disappear almost completely behind the existing hedge/earth bank when viewed from the South East.

The proposed building will be set some **7.90m** into the reduced dig with the existing concrete yard datum at **45.90m** with the highest part of the apex of the proposed ridge only being **1.80m** above the existing earth bund to the North and East. The Proposed Ridge and Eaves will be set at **55.20m** and **51.90m** respectively above the fixed yard datum of **45.90m**.

With the provision of the existing earth bund this further reduces the visual impact of the eaves altogether leaving only the very top triangular portion of the gable visible – with the planting that has taken place of Native trees on the bund this will reduce the visual impact completely.

The '**Landscaping**'

The site is relatively well screened from all vantage points by the nature of the existing hedgerows. The site is set into the reduced dig of the existing yard levels in conjunction with that of the existing earth bund – no further landscaping will be required.

The '**Appearance**' of the building.

The proposed building will have Olive Green 'Kingspan' or equal metal profiled sheeting to roof with similar to half the upper part of vertical wall areas and Reinforced Concrete Sections below.

The '**Access**'

The vehicular and pedestrian access to the site is as existing from the unclassified road from the East and up the hard-cored track to the proposed building.

The need for links to Public Transport for this type of building or access issues to persons utilising the building are not considered applicable to this type of proposed building.

Sustainable Development.

Location – The site is situated close to the existing agricultural building on a level hard surfaced area.

Orientation of the building – Set by the existing confines of the site.

Energy Conservation – Not applicable to this type of Building as no heating provided.

Re-Use of materials – No materials will be re-utilised.

Recycling – Not applicable to this type of proposal.

Waste Water management – As the surface water from the roof of the dwelling is to drain to soakaways.

Photographs taken from immediately around the site and also from afar from public vantage points.



Photo 1 – taken from just leaving metalled road at head of Public Footpath leading towards Lower Penhallow from Treworlas

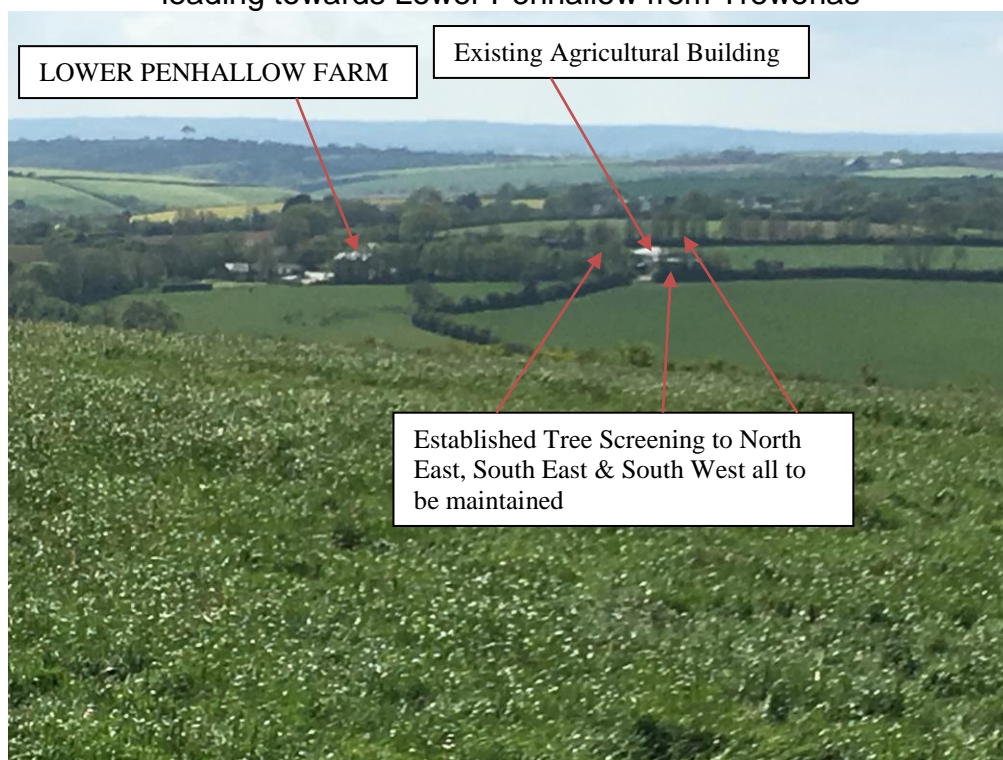


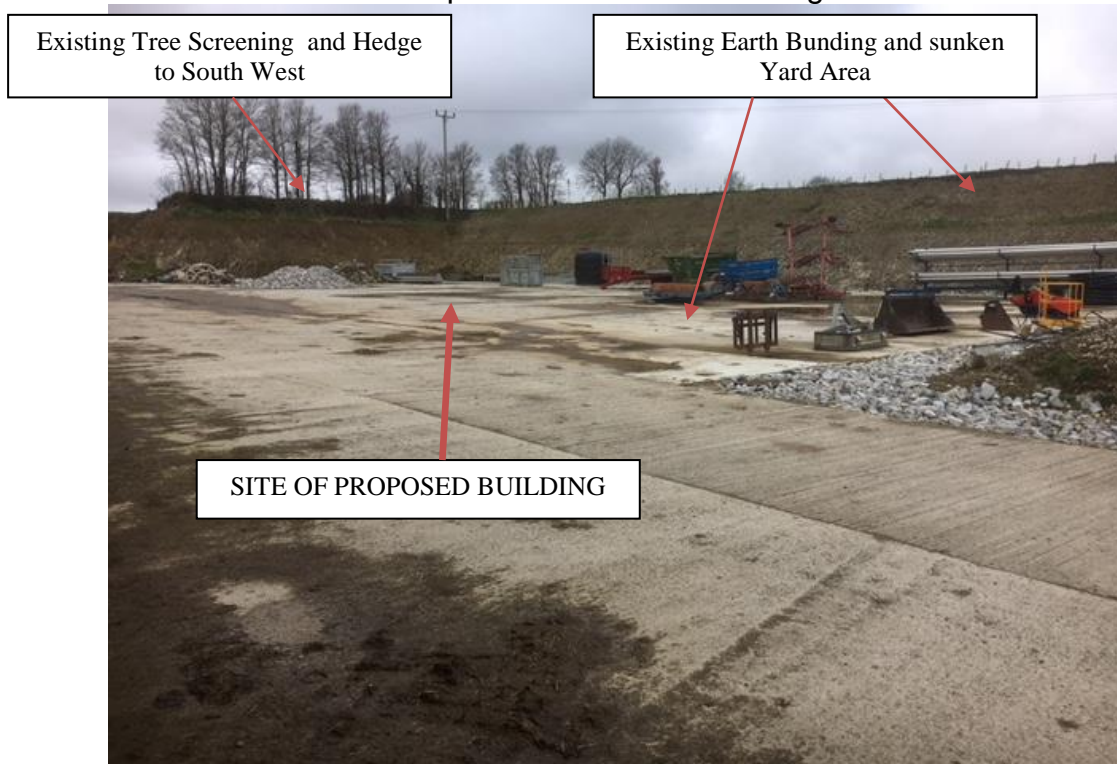
Photo 2 – View of front of Public Footpath just leaving A3078 heading to across South West to



Existing Agricultural Buildings

Existing Tree Screening and Earth Bank to North

Photo 3 – View of Existing Buildings and Concrete Yard taken from Public Footpath at North Eastern range.



Existing Tree Screening and Hedge to South West

Existing Earth Bunding and sunken Yard Area

SITE OF PROPOSED BUILDING

Photo 4 – Photo of existing Sunken Yard Area and Earth Bunding and indication of Site of Proposed Building.



Photo 5 – View of existing Earth Bunding taken from Public Footpath towards the North of the site.