

Design & Access Statement for Minor Material Amendments

White Lodge Hotel, Mawgan Porth, Nr Newquay, TR8 4BN

Now White Lodge Apartemts

Please Note Original Post Code Changed from TR8 4DJ to TR8 4BN
Council have received application using both Post Codes.

Approved Planning Ref: PA04 01776
Approved 17 01 2005

History and Application site summary

The site is located centrally in a predominantly residential area with a mixture of house types and designs.

The original design for flats has not changed, there being minor amendments for temporary canopies and change of use from holiday to residential.

The number of units remains the same and all existing materials are as originally built.

As stated in the original planning statement design has been a key consideration and the end result has created a high-quality development that is visually pleasing while being sympathetic to the area. The planning applications referring to this site and relevant to the application are as follows.

Planning Applications (12)

- Change of use from holiday restricted dwelling to unrestricted residential dwelling

Ref. No: PA18/07799 | Status: Approved

- Change of use from holiday restricted dwelling to unrestricted residential dwelling

Ref. No: PA18/08389 | Status: Approved

- Change of use from holiday restricted dwelling to unrestricted residential dwelling

Ref. No: PA18/08392 | Status: Approved

- ALTERATIONS TO PROVIDE PRIVATE ACCOMMODATION ON GROUND FLOOR AND TWO DOUBLE AND ONE SINGLE BEDROOMS FOR LETTING ON THE FIRST FLOOR

Ref. No: C2/78/01368 | Status: Approved with conditions

- EXTERNAL GARAGE/GAMES ROOM FOR CONVERSION TO RESIDENTIAL FLAT FOR OWNERS RESIDENTIAL FLAT FOR OWNERS.

Ref. No: C2/97/00892 | Status: Approved with conditions
. No: C2/04/01776 | Status: Approved with conditions

- Retention of existing dwelling without compliance with condition no.2 of app. no. 01/13/01627.

Ref. No: C2/05/01632 | Status: Withdrawn

- Lifting of condition No. 2 of application 01/01627 & change of use to holiday accommodation.

Ref. No: C2/06/01434 | Status: Approved with conditions

- Alterations to elevations on approved application 04/01776.(renovation of owners dwelling and demolition of hotel and erection of 4 residential and 5 holiday units)

Ref. No: C2/06/01198 | Status: Approved with conditions

- Retention of existing dwelling without compliance with condition No:2 of Application No: 01/13/01627

Ref. No: C2/06/00606 | Status: Withdrawn

- REMOVAL OF EXISTING GARAGE/STORE ERECTION OF TWO STOREY DWELLINGHOUSE EXTENSION FOR USE AS OWNER'S ACCOMODATION.

Ref. No: C2/01/01627 | Status: Approved with conditions

- ERECTION OF CONSERVATORY.

Ref. No: C2/98/01519 | Status: Approved with conditions

Planning Appeals (0)

Planning Enforcements (0)

Properties (0)

Building Control Applications (2)

- Change of use from holiday restricted dwellings to unrestricted residential dwellings

Ref. No: BC19/01551/IN | Status: Building Work Complete

- Internal Alterations to Dwelling; Erection of 4 No. Flats, 4 No. Maisonettes & 1 No. Three Bedroom Dwelling

Ref. No: C2/BN/0868/05 | Status: Building Work Started

Ref. No: PA21/08942 | Status: Pending Consideration

Reason for this application

The current properties were built using timber double glazed windows and doors. The design did not consider the exposed nature of the area, especially with regard to the direct facing seaward side.

The residents have formed a management committee and each of the properties and owners is represented and informed. At the last meeting it was agreed that the balcony structure, rooflights, windows and doors all require renewal in a new programmed replacement. We seek to change the original approved with application to amend as variation of an approved condition Sect 73. This will change the windows and doors to a mixture of uPVC and aluminium all finished in anthracite with white internal faces., all to current building regulations with double glazing. Balcony structure in steel or aluminium cladding all finished in anthracite

Balustrade in marine grade stainless steel and glass infill.

We feel this to be an appropriate change and using a section 73 variation and replacement of a condition the simplest form of change without full planning altering the appearance building and its design.

All work on approval was started within 5 years as condition 1

Reasons for Proposed Changes:

To change the windows and doors to a mixture of uPVC and aluminium all finished in anthracite with white internal faces., all to current building regulations with double glazing.

The minor material amendments proposed allow for change of the original as built plans to allow timber to replace by the proposed double-glazed windows and doors, colour change to anthracite.

Within the informative section of the original approval, post approval amendments are not accepted without submission of a planning application.

External finishes are to be remain as natural slate to roof smooth render to remaining elevations.

The design of windows and doors to remain similar with change of material from timber to uPVC and aluminium.

There is no impact on properties surrounding the development.

Summary.

We are applying a NMA application to amend the approved drawings relating to the materials used in the original design as indicated in the drawings attached and as shown in red on both elevations and site block plans.

The design change will have negligible impact on the street scene and will compliment similar materials in the surrounding area.

We have attached the original approval and drawings with plans showing amendment. The other surveys and conditions would remain as per approved planning.