

RICHARD TOSIC

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Design and Access Statement

Site Address: 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW

Date: 18th April 2023

Revision: A - 3rd May 2023

Proposed new dwellings to 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW

Introduction

This design and access statement has been prepared by Richard Tasic architect, for Mr Michael Rowley for his sole use in relation to 23 Meneth Road, Gweek, Helston, Cornwall TR12 6UW.

Existing site

23 Meneth Road sits within the centre of the Gweek village, on the corner of Meneth and Penwyth Road.

To the north, east and south boundaries are residential properties. A small area of open public space is also located on the opposite side of the site to the north. To the west is Meneth Road, which has a pavement, and provides vehicular and pedestrian access.

Until very recently, the plot was occupied by a single storey, two bedroomed bungalow with adjacent double garage, built in the 1970's.

A planning application was submitted at the end of 2020, to alter and extend the existing property. Planning permission was granted on 19th April 2021 for the extension and subdivision of the existing dwelling to form two dwellings for use as holiday lets. (PA20/10942).

The site has an area of approximately 697m², and is within an AONB designation and within the Fal and Helford SAC.

The proposal

This planning application seeks to make a few changes to the extant planning permission, which include, separating the development into two detached units with full residential use. The site layout has been slightly altered to allow separate parking to each unit from the Meneth frontage, plus slightly repositioning the units to accommodate existing site constraints, specifically a South West Water mains sewer to the rear of the site.

The new application retains the existing ground floor levels, roof ridge levels, and general massing and appearance of the previous proposals.

Planning History

PA20/10942 – Planning Permission for extension and subdivision of the existing dwelling to form two dwellings for use as holiday lets. - 19th April 2021.

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Site constraints

The site has a South West Water mains sewer running to the rear - along the east side of the site.

Photographs

Please refer to document 2210-PL-site-photos.pdf for existing photographs of the site.

Development of the proposals

The extant planning permission proposals are based on drawing PL4414/5 as approved in planning application PA20/10942.



Drawing PL4414/5

The current design proposals are shown on drawing 2210-001-prop-site-plan.pdf, as shown below.

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Drawing 2210-001-prop-site-plan.pdf

The proposed new dwellings are fundamentally the same as the extant planning permission units. Both units are identical, but detached and mirrored. The site plan has been developed to show the parking for each unit as accessed off Meneth Road.

Each unit is on two levels, ground and first floor, and has a total floor area of 124m². The ground floor level will be the same as the previous bungalow ground floor level. The ridge heights will also match the extant planning permission.

The unit has an open plan kitchen /living / dining space on the ground level, with two bedrooms and family bathroom on the first floor.

It is the intention of the site owner to develop the new units to meet the current building regulations as a minimum, plus further improvement where possible. The units will be well insulated to meet the current Future Homes Standards, and will include air source heat pumps, underfloor heating, photovoltaic panels to the roofs, to reduce its carbon emissions. The aim will be to achieve an EPC rating of A.

Access

Vehicular access will be created from Meneth Road. As the site has an overall steep slope of more than 1:15, a step-free access is not possible. New steps will be formed to meet the current regulations, as shown on the proposals.

Scale

The scale of the new dwellings will be in keeping with the existing surrounding properties. The raised ridge height precedent has already been established with the previous planning permission.

Appearance

The new dwellings will have a render cladding finish to the walls, similar to the existing neighbouring properties, and a natural slate roof. The windows

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will have a white finish.

The dormers and porch will have a timber finish.

The south elevations will also incorporate PV panels to the roof between the dormers to decarbonise the units further.



Extract of drawing 2210-001-prop-site-plan.pdf

Boundaries

The north boundary will have a new timber fence. The east and west boundaries will be kept as existing. The south boundary will be adapted to suit the new vehicular access off Meneth Road.

Services

Surface water will be directed to soakaways on each site.

Foul drainage will be connected to the existing fowls sewer via an existing manhole to the rear of the site.

Conclusion

The new units will be built to comply fully with the current building regulation standards, and the designs will respect their surroundings, and provide a positive contribution to the area.



Green Infrastructure Plan and Statement

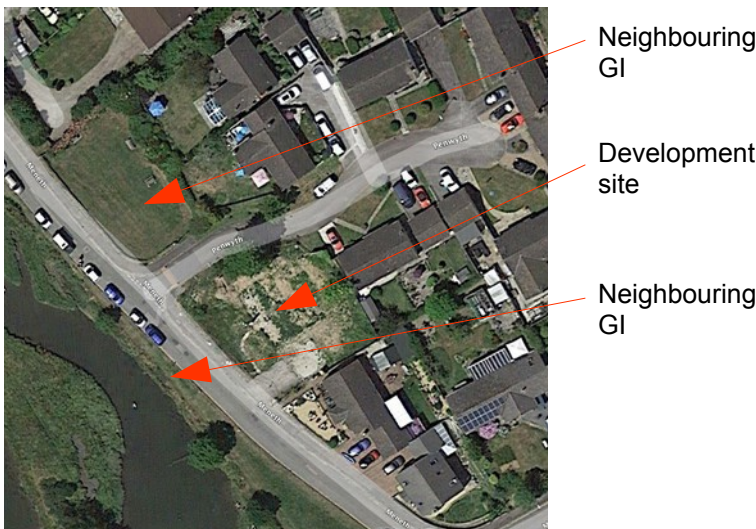
Current planning validation requirements:

<p>Green Infrastructure (GI) Plans and Statement</p>	<p>LR</p>	<p>When required:</p> <ul style="list-style-type: none"> Any application submitted after 1 April 2023. All developments however the level or information required should be proportionate to the scale and nature of the development. <p>What is required:</p> <p><u>Statement</u></p> <ul style="list-style-type: none"> The GI statement can form part of the Design and Access Statement if one is being provided. The GI statement should be clearly labelled and easily identifiable. If a Design and Access Statement is not being provided, a standalone GI statement will be required.
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		<ul style="list-style-type: none"> The statement should detail the way in which GI has been incorporated into the proposed development masterplan, drawing on the constraints and opportunities information from the below plan. The statement should explain how the proposed GI assets in the development masterplan link to the wider GI network Include information on arrangements for the ongoing long-term maintenance of the GI. The statement should consider the '10 pillars for action to help nature regenerate and to provide the natural foundations for a green recovery' as set out by the Cornwall and Isles of Scilly Local Nature Partnership. Namely: <ol style="list-style-type: none"> Nature recovery, regeneration and reintroductions Marine health Natural climate solutions Access to nature and active travel Clean air Clean Water Waste and Resources Sustainable food Economic and social wellbeing Governance, leadership and community <p><u>Plan</u></p> <ul style="list-style-type: none"> A plan showing existing GI assets on and adjacent to the proposed development site and GI constraints and opportunities for the proposed development The final development masterplan showing the proposed GI to be incorporated into the development proposals.
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Extract from Validation Guide V1.0 01/04/2023
Cornwall Council 2023 p37 + 38

Aerial photo of site showing neighbouring Green Infrastructure.



The site has open green space to the north and west. These provide open green space for the public, and are not impacted by these proposals.

The current design proposals will retain the existing garden arrangements of
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the previous dwelling, with a small amount of green amenity space to the west in front of the dwellings, and private gardens to the east, at the back of each unit. These will be landscaped by the occupants of the new units.

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