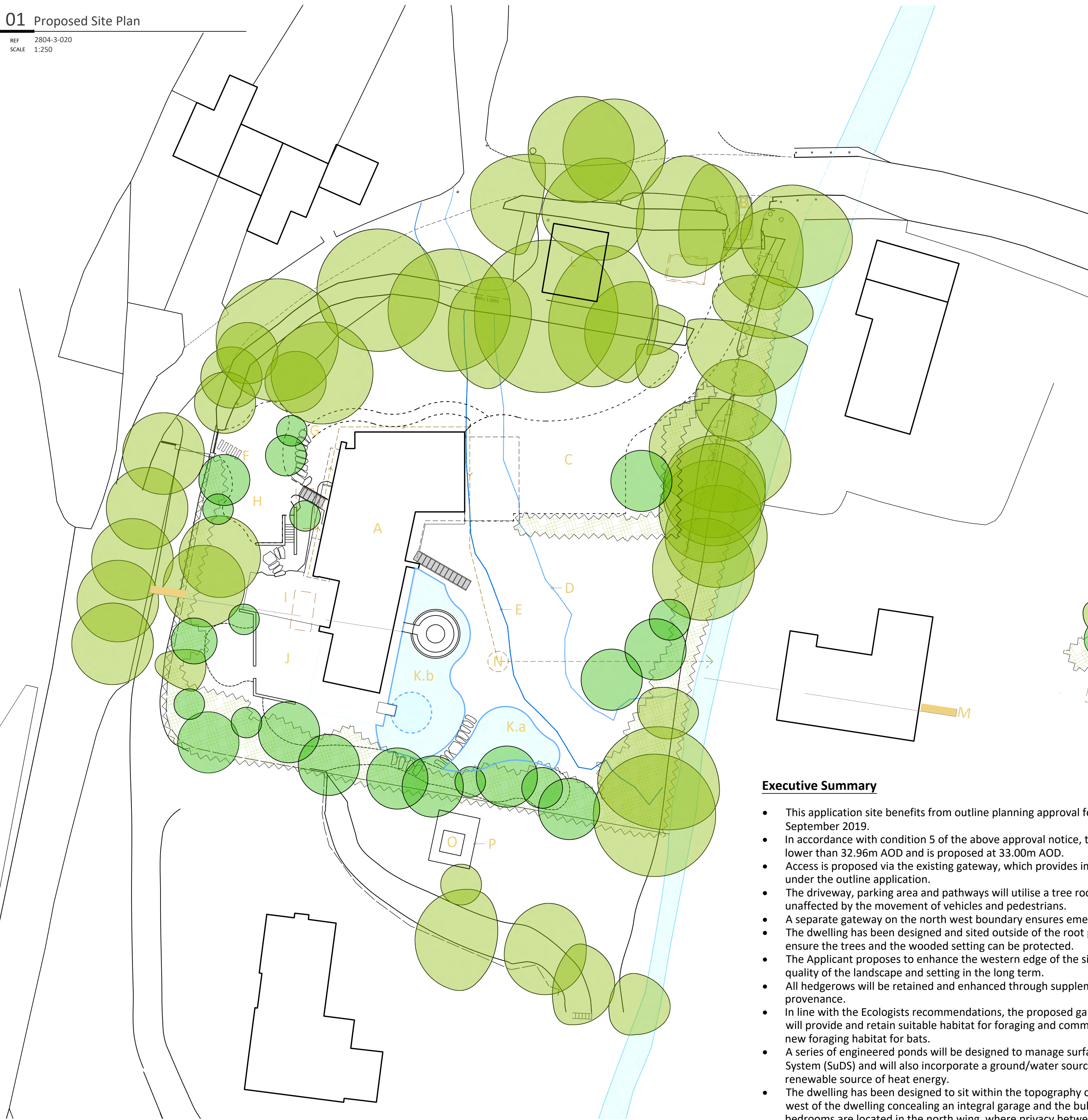


01 Proposed Site Plan

REF: 2804-3-020
SCALE: 1:250



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SCALE (METRES) 1:250
0 5 10 15 20 25m

Notes

- Original topographical survey data prepared by Douglass Geomatics and supplemented by Gforce Surveys.
- Tree survey prepared by Evolve Tree Consultancy
- Site flood risk assessment (report ref: J-12570 AR) prepared by Nijhuis Industries Ltd

— Flood zone (1 in 1000 year event): 32.05m AOD
— Design fluvial flood level: 32.36m AOD

— Refer to drawing 2804-3-050 for existing and proposed site sections.

Key

- A dwelling footprint
- B existing site access
- C car parking/ turning
- D extent of flood zone 2
- E extent of flood zone 1
- F flood refuge access
- G woodland walk
- H upper woodland garden
- I dining patio
- J lower woodland garden
- K.a natural wildlife pond (attenuation)
- K.b natural wildlife pool - including plunge pool
- L garden/ log store
- M site section
- N foul drains to waste water treatment

- existing trees protected
- line denotes root protection area
- new native tree planting
- new hedgerow planting
- existing structures to be removed

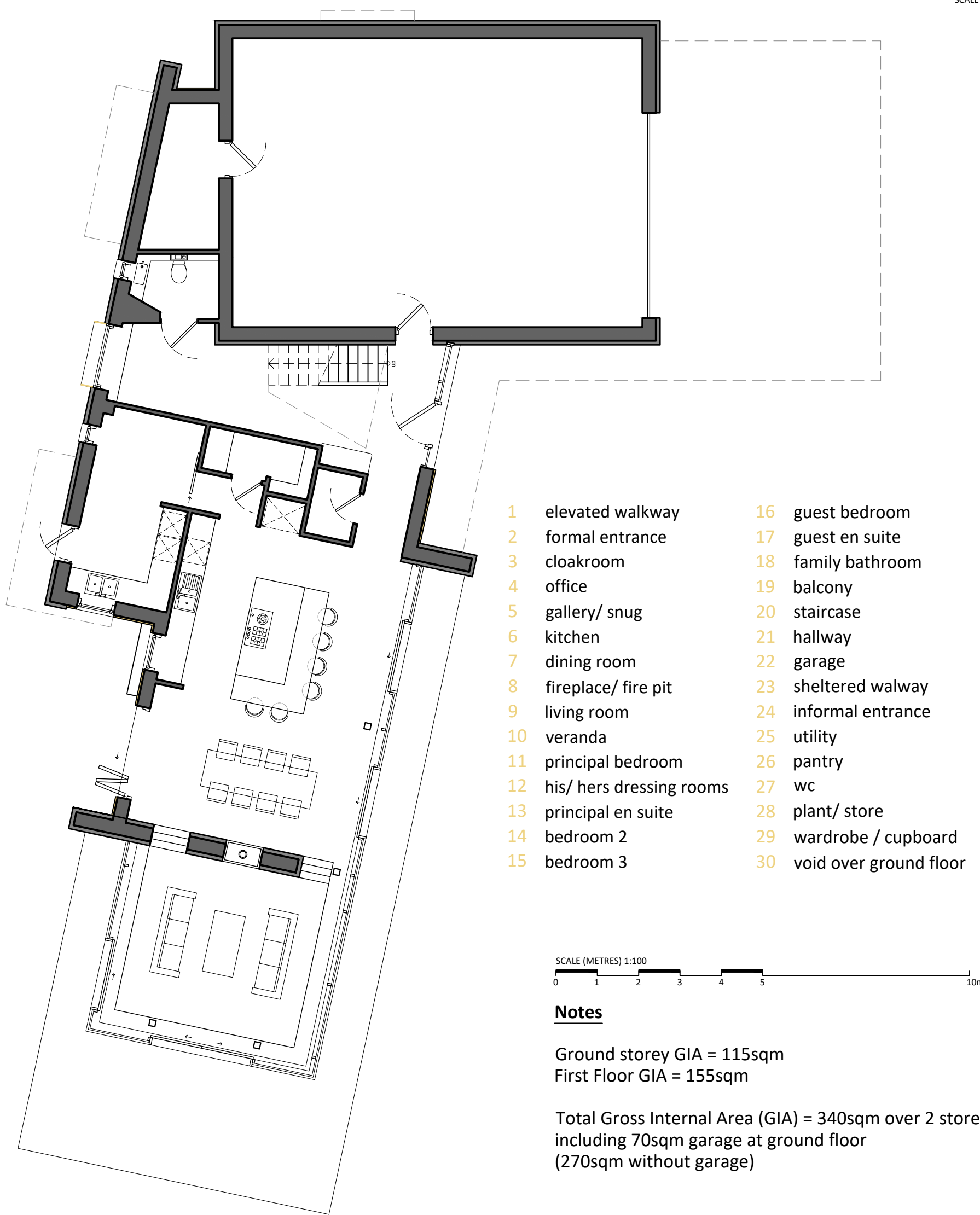
- O approximate extent of shaft
- P approximate extent of concrete capping overshaft both as Mining Site Investigation Plan prepared by Mining Searches UK dated 02/07/2020

Executive Summary

- This application site benefits from outline planning approval for one dwelling, as decision notice ref. PA18/10838 dated 9 September 2019.
- In accordance with condition 5 of the above approval notice, the finished floor level of the new dwelling has been set no lower than 32.96m AOD and is proposed at 33.00m AOD.
- Access is proposed via the existing gateway, which provides improved visibility on the access point previously considered under the outline application.
- The driveway, parking area and pathways will utilise a tree root protection system to guarantee the roots of all trees are unaffected by the movement of vehicles and pedestrians.
- A separate gateway on the north west boundary ensures emergency egress in the event of flooding.
- The dwelling has been designed and sited outside of the root protection areas as identified by Evolve Tree Consultancy to ensure the trees and the wooded setting can be protected.
- The Applicant proposes to enhance the western edge of the site with native tree planting to improve and secure the quality of the landscape and setting in the long term.
- All hedgerows will be retained and enhanced through supplementary planting with woody shrub and tree species of local provenance.
- In line with the Ecologists recommendations, the proposed garden habitat and native planting along the east boundary will provide and retain suitable habitat for foraging and commuting bats, whilst the proposed wildlife pond will provide new foraging habitat for bats.
- A series of engineered ponds will be designed to manage surface water flow rates as part of a Sustainable Drainage System (SuDS) and will also incorporate a ground/water source heat pump system providing the dwelling with a renewable source of heat energy.
- The dwelling has been designed to sit within the topography of the site with the higher ground levels to the north and west of the dwelling concealing an integral garage and the bulk of the building. The garage, ancillary spaces and bedrooms are located in the north wing, where privacy between existing properties is important and accordingly windows are smaller.
- Accommodation has been maximized by the clever use of feature cantilever windows and rooms that provide interaction with the landscaped gardens and extend living space over areas that would otherwise be restricted by the flood zone.
- The living quarters are located in a single storey elongated glass pavilion with extensive views of the surrounding garden. The orientation and roof overhangs of this pavilion structure have been designed to ensure the dwelling benefits from plenty of natural daylight whilst being shaded from high level summer sun.
- Design development is further detailed in the Design and Access Statement, document ref. 2804-3-DAS.

02 Ground Floor Plan

REF: 2804-3-020
SCALE: 1:100



- | | |
|-----------------------------|---------------------------|
| 1 elevated walkway | 16 guest bedroom |
| 2 formal entrance | 17 guest en suite |
| 3 cloakroom | 18 family bathroom |
| 4 office | 19 balcony |
| 5 gallery/ snug | 20 staircase |
| 6 kitchen | 21 hallway |
| 7 dining room | 22 garage |
| 8 fireplace/ fire pit | 23 sheltered walway |
| 9 living room | 24 informal entrance |
| 10 veranda | 25 utility |
| 11 principal bedroom | 26 pantry |
| 12 his/ hers dressing rooms | 27 wc |
| 13 principal en suite | 28 plant/ store |
| 14 bedroom 2 | 29 wardrobe / cupboard |
| 15 bedroom 3 | 30 void over ground floor |

SCALE (METRES) 1:100
0 1 2 3 4 5 10m

Notes

Ground storey GIA = 115sqm
First Floor GIA = 155sqm

Total Gross Internal Area (GIA) = 340sqm over 2 storeys including 70sqm garage at ground floor (270sqm without garage)

03 First Floor Plan

REF: 2804-3-020
SCALE: 1:100



REV	DESCRIPTION	DATE	INS
G	Slit window added - see revision cloud.	05/09/23	DW
F	Sunken living & bathroom window added.	09/07/21	DW
E	Shaft and capping added for reference.	19/04/21	SLJ
D	Pond updated to suit attenuation proposals.	26/02/21	SLJ
C	Perforated cladding noted to screened windows.	02/12/20	SLJ
B	Planning Issue.	13/11/20	SLJ
A	Notes added.	19/10/20	SLJ

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RIBA
Chartered Practice

New dwelling on land North of Carnbargus House
Perrancombe, Cornwall TR6 0JF

CLIENT: Mr. Simon Williams
DATE: July 2020
SCALE: Varies @ A1
DETAIL: Proposed Site Plan and GA Floor Plans

STATUS: Planning
DRAWING NO.: 2804-3-021
REVISION: G