

# DESIGN + ACCESS STATEMENT

ROSKARNON GARDEN HOUSE, ROCK, WADEBRIDGE, PL27 6LD

RESERVED MATTERS APPLICATION FOLLOWING  
OUTLINE CONSENT PA22/04774

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# 1.0 INTRODUCTION

## 1.1 PURPOSE OF THIS STATEMENT

This document has been prepared by The Manser Practice Architects + Designers. It is submitted to accompany the set of existing and proposed scaled drawings, produced as part of a planning application for a new two storey dwelling in place of the existing cottage at Roskarnon Cottage, Rock, PL28 6LD.

## 1.2 REPORT STRUCTURE

- **Section 2.0 'Context'** provides a review of the existing physical, social and economic characteristics of the site and its surroundings in terms of heritage, site significance, land uses and accessibility.
- **Section 3.0 'Consented Outline Application'** supplies an overview of the consented outline application for the construction of a new two storey dwelling on the site, planning reference number PA22/04774 granted permission on 31.08.22.
- **Section 4.0 'Proposals'** describes the proposals and the approach taken in terms of use, size, scale, layout and appearance.
- **Section 5.0 'Conclusion'**

This document should be read in conjunction with the submission letter and documents prepared to support these proposals. It should also be read alongside the consented outline planning application PA22/04774.

Ownership  
Boundary

Roskarnon House



FIG 1: AERIAL VIEW ROCK, WADEBRIDGE - SITE LOCATION, JULY 2022

## 2.0 CONTEXT

### 2.1 APPLICATION SITE AND SURROUNDING AREA

Drawing 1472\_500 shows the existing site plan as well as the site and ownership boundaries. The site sits behind Roskarnon House in Rock, Wadebridge with the house and River Camel to the south (figs 2&3). The site application area is approximately 892m<sup>2</sup>.



FIG 1: SITE FROM ROSKARNON HOUSE WITH GREENCOURT IN REAR.



FIG 2: VIEW FROM PROPOSED FIRST FLOOR SOUTH WEST TOWARDS PADSTOW



FIG 3: VIEW FROM PROPOSED FIRST FLOOR SOUTH EAST TOWARDS RIVER CAMEL



FIG 4: EXISTING SITE PLAN (DWG NO. 1472\_500)

- Ownership Boundary
- Site Application Boundary
- - - Outline Application Footprint

Outline  
Planning  
Footprint

Existing Site

Roskarnon House



M

## 2.0 CONTEXT (cont.)

### 2.2 APPLICATION SITE AND SURROUNDING AREA INCL ROSKARNON HOUSE

Included in the ownership boundary, Roskarnon House sits just south of the application site and was designed by architect William Mear in 1903. Converted to a guesthouse in 1953, the building remained a hotel until 2008.

The ownership boundary does not form part of any landscape or heritage constraint however is located within Landscape Character Area for Camel Estuary.



ROSKARNON HOUSE - NORTH ELEVATION



ROSKARNON HOUSE - ACCESS FROM GOLF COURSE ROAD



SITE - TAKEN FROM ROSKARNON HOUSE



SITE - LOOKING TOWARDS ROSKARNON HOUSE



SITE - LOOKING TOWARDS ROSKARNON HOUSE



SITE - LOOKING PAST ROSKARNON HOUSE

# 3.0 CONSENTED OUTLINE APPLICATION

## 3.1 OVERVIEW

The following drawings:

- Site/location Plan 1472\_101\_REV\_A
- Existing 1472\_105 Rev A
- Proposed 1472\_106 Rev B (fig 2)

Were presented to Cornwall Council between May and August 2022 (planning application number PA22/04774) and recieved outline planning permission on 31.08.22.

The plan shows a new two storey dwelling in the rear garden with a total approximate area of 4500sqft. The existing vehicle access to the garage will be used as a driveway to the proposed dwelling.

Consented arboricultural plan (drawing 9583-D-AIA, fig 1) shows existing trees T004, T005, T006, T007, T008, T009, T010, T016 and T017 and hedge H004 are to be removed. This is as well as the ancillary buildings to the north west of the site.

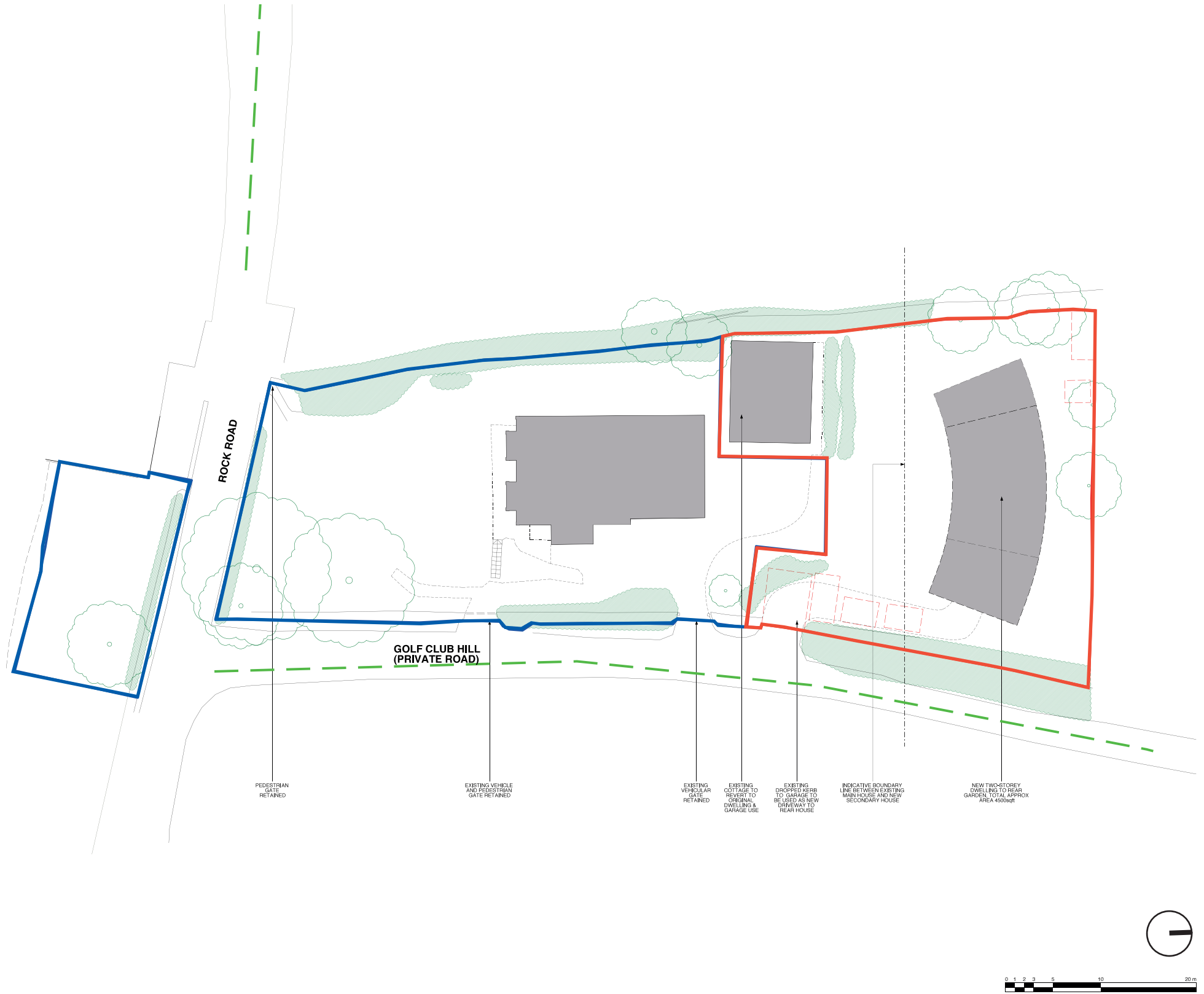


FIG 2: CONSENTED SITE PLAN (DWG NO. 1472\_106)

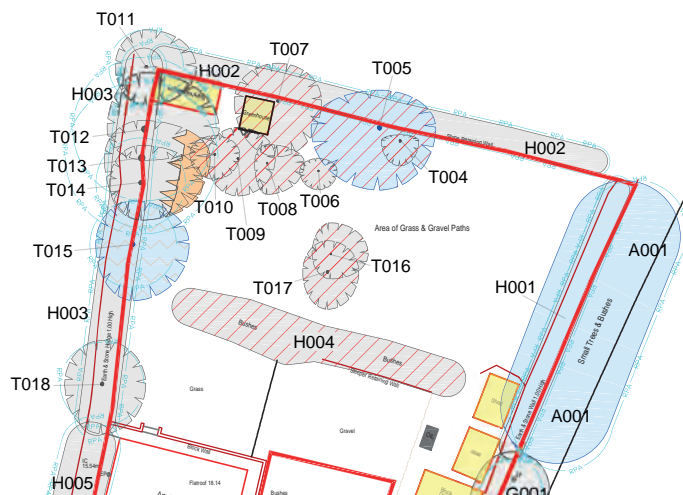


FIG 1: ARBORICULTURAL PLAN (DWG NO. 9583-D-AIA)

Existing Tree/Feature to be removed to allow for development BS 5837:2012 Category C



## 4.0 DETAILED PROPOSAL

### 4.1 PROPOSED SITE PLAN

Drawing 1472\_501 shows the proposed site plan.

The site implications have been taken into careful consideration in order to reduce the impact of the house on the surrounding area.

- Design - the house has been designed and arranged in such a way so as not to overlook or be overlooked by Roskarnon House but to still take advantage of the sea views. Kitchen view sketch on page 13 demonstrates this.
- Scale - the ground floor footprint of the house is similar to the outline planning application in terms of siting and scale. Drawing number 1472\_520\_Proposed Section (page 9) shows how the property sits lower than both Roskarnon and Greencourt and does not obstruct views from Greencourt.



Proposed roof plan

Roskarnon House

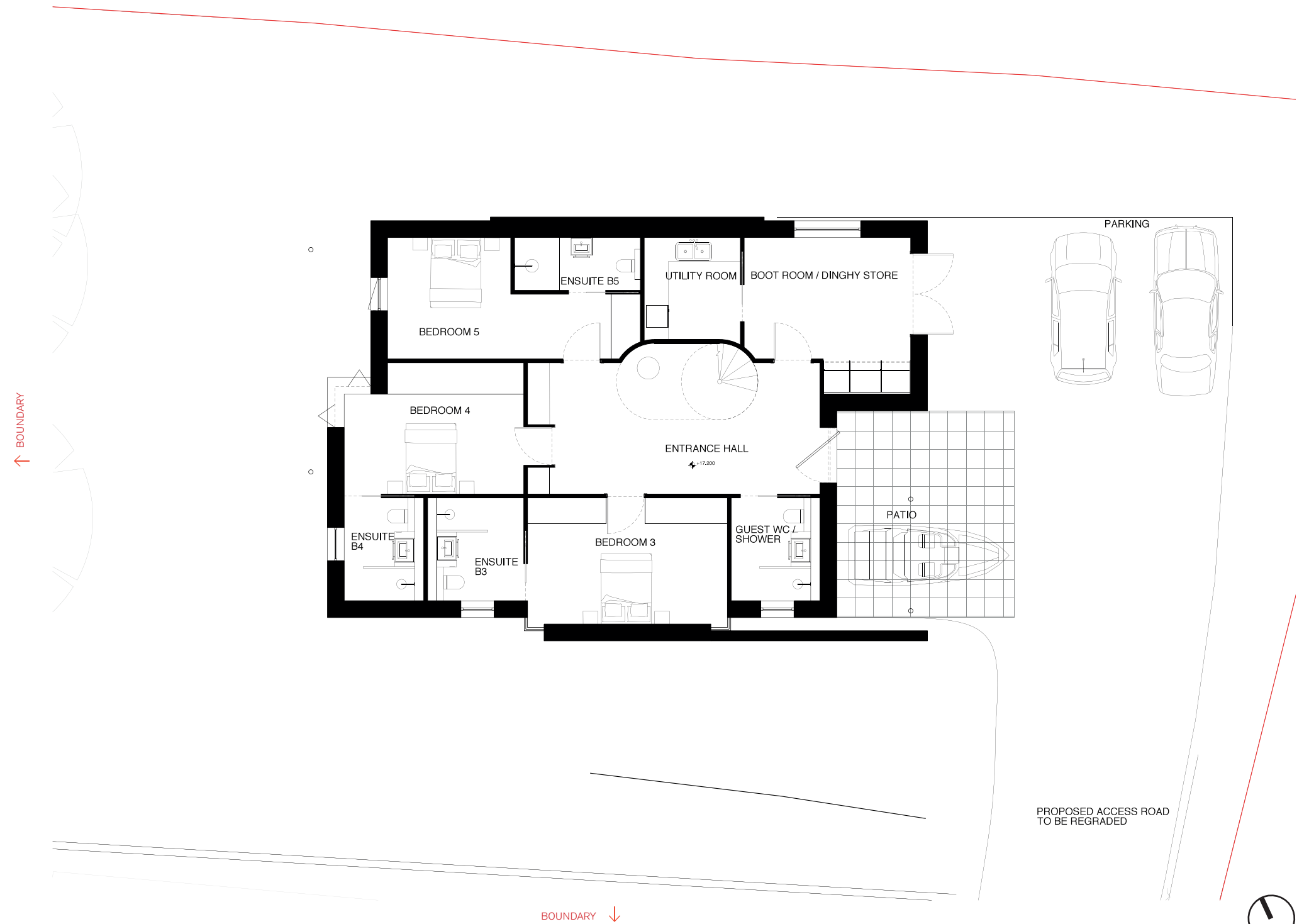
PROPOSE ROOF PLAN



# 4.0 DETAILED PROPOSAL (cont.)

## 4.2 PROPOSED GROUND FLOOR PLAN

— Site Application Boundary



PROPOSED GROUND FLOOR PLAN (DWG NO. 1472\_510)

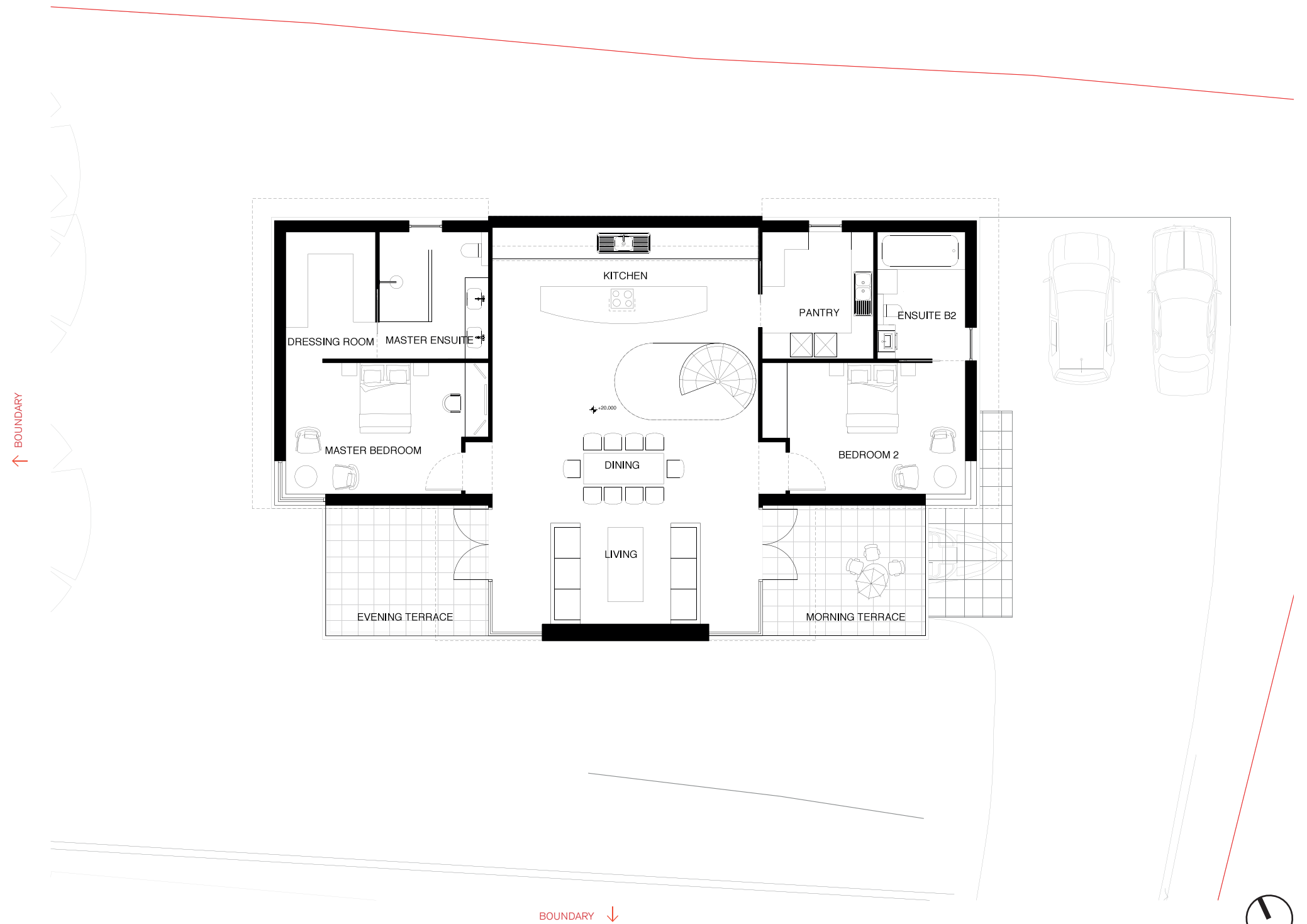




# 4.0 DETAILED PROPOSAL (cont.)

## 4.3 PROPOSED FIRST FLOOR PLAN

— Site Application Boundary



PROPOSED FIRST FLOOR PLAN (DWG NO. 1472\_511)

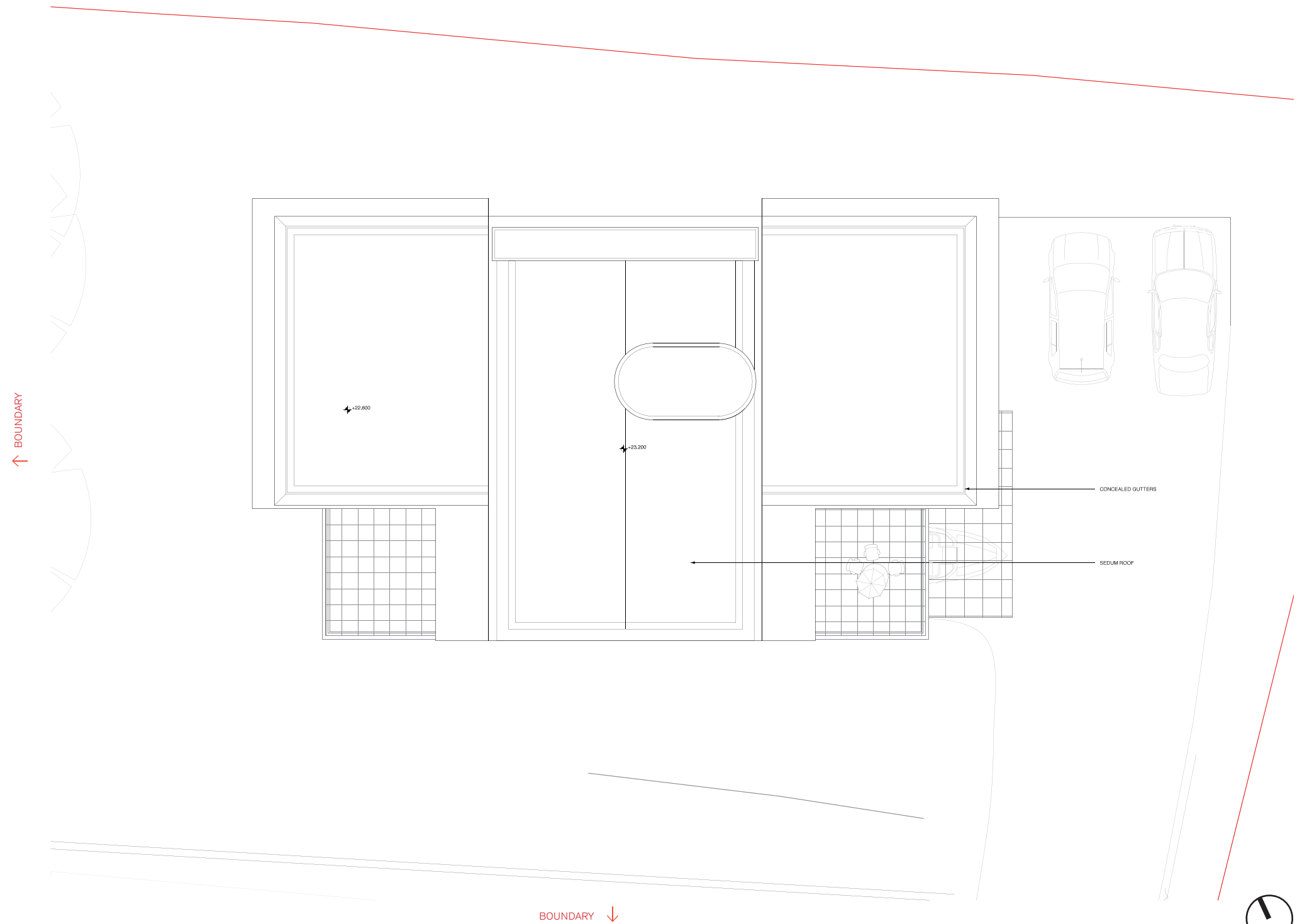


# 4.0 DETAILED PROPOSAL (cont.)

## 4.4 PROPOSED ROOF PLAN

Drawing 1472\_512 shows the Garden House's roof plan. The central portion of the roof covering the living area is slightly higher than the east and west wings and incorporates two roof lights. This central portion has a sedum roof.

— Site Application Boundary



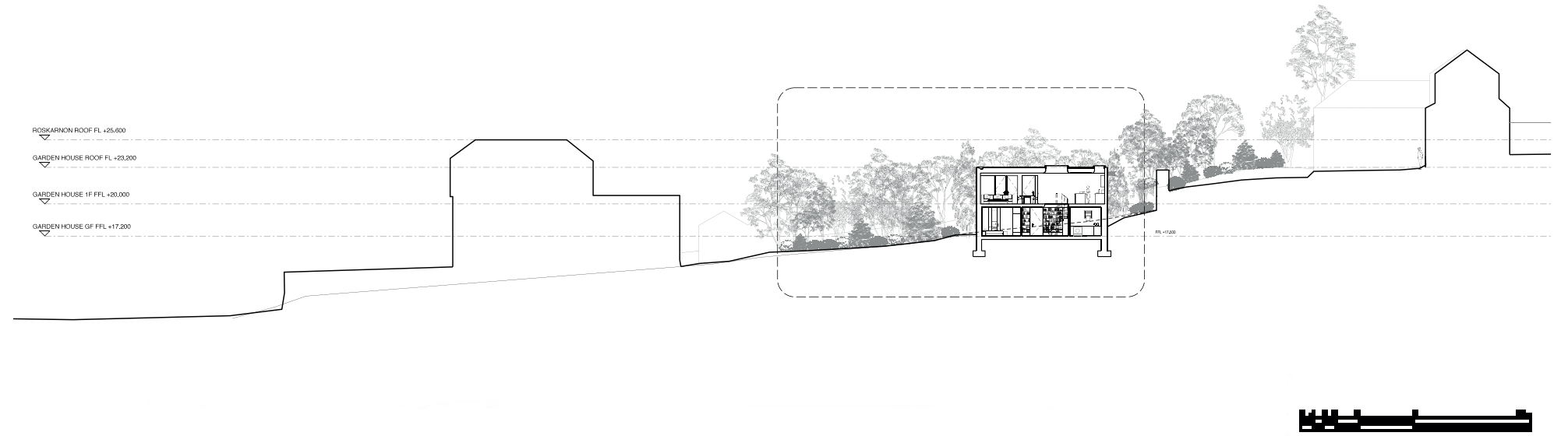
PROPOSED ROOF PLAN (DWG NO. 1472\_512)



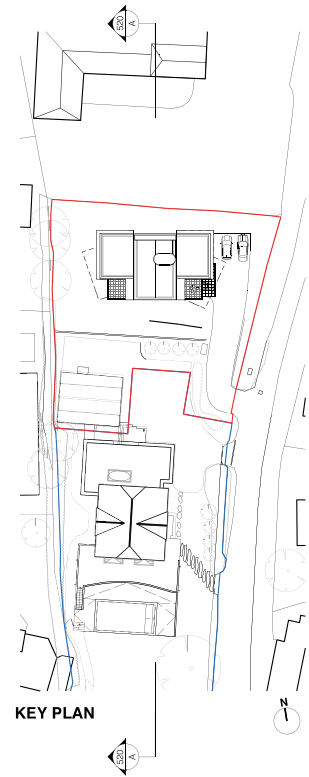
## 4.0 DETAILED PROPOSAL (cont.)

### 4.5 PROPOSED SECTION

Proposed section (drawing 1472\_520) shows how the Garden House is secondary in terms of scale in comparison to both Roskarnon House and Greencourt. The house neither overshadows or blocks any views from Greencourt.



PROPOSED SECTION AA (DWG NO. 1472\_520)



# 4.0 DETAILED PROPOSAL (cont.)

## 4.6 PROPOSED ELEVATIONS 1/2



**SOUTH ELEVATION**



**EAST ELEVATION**

PROPOSED ELEVATIONS (DWG NO. 1472\_525)



# 4.0 DETAILED PROPOSAL (cont.)

## 4.7 PROPOSED ELEVATIONS 2/2



**NORTH ELEVATION**



**WEST ELEVATION**

PROPOSED ELEVATIONS (DWG NO. 1437\_526)



## 4.0 DETAILED PROPOSAL (cont.)

### 4.8 EXTERNAL PROPOSED SKETCH

Below is a sketch interpretation of the exterior of the Garden House. It reinforces how the house is secondary in scale to Roskarnon House and Greencourt as seen in proposed section AA (dwg no. 1472\_520).



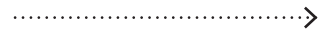
FIG 1: EXTERIOR SKETCH VIEW LOOKING NORTH

## 4.0 DETAILED PROPOSAL (cont.)

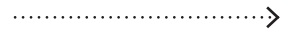
### 4.10 MATERIALS

The following materials have been carefully chosen with consideration for the surrounding site. Section to be read in conjunction with proposed drawings.

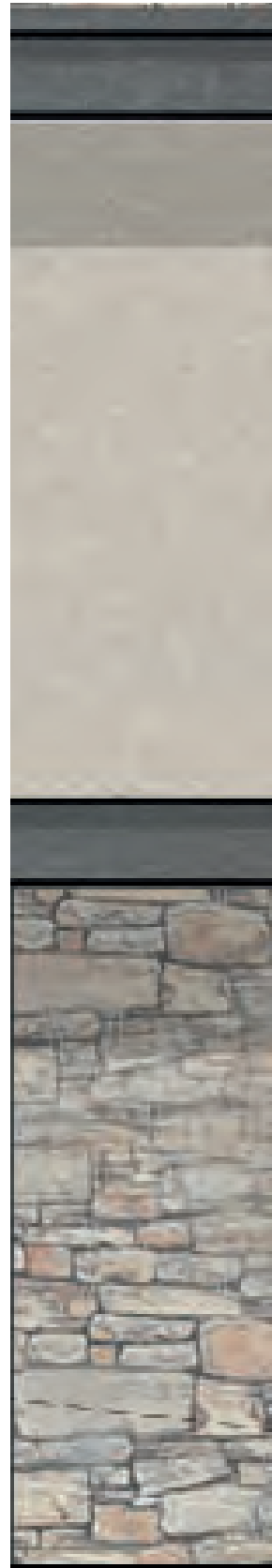
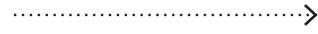
Pale to mid brown self coloured acrylic render



Galvanised painted mild steel PFC with 600mm overhang



Blockwork walls with cornish dry stone facing to match surroundings (eg Roskarnon House)



### MATERIAL EXAMPLES

FIRST FLOOR



GROUND FLOOR



ROSKARNON HOUSE

This design and access statement describes the proposal for a new replacement dwelling with associated amenity space, replacing the existing cottage in the land to the north of Roskarnon House in Rock, Wadebridge.

**NEED**

The new dwelling has been designed in lieu of the existing cottage: Roskarnon Cottage which before being converted to a garage as part of the ongoing work to Roskarnon House (planning application reference: PA22/04507) was a detached two-bedroom dwelling with a reception room, kitchen, two bedrooms and a bathroom.

**DESIGN & SCALE**

The statement and accompanying drawings demonstrate that the design is well suited in scale, massing and materials to the surrounding site. The proposal has been designed to ensure it does not overlook Roskarnon House or block the views from Greencourt.

**ACCESS**

The Garden House has been designed with sufficient space for the insertion of lifts to the first floor if needed in the future. Pedestrian and vehicular access to the site is provided via a new access road that utilises the existing dropped kerb, creating a turning area and off road parking for two vehicles. The new dwelling will not impact golf course road.

**EXISTING CONDITIONS**

The new proposal still has material implications with regards to the trees and existing ancilliary buildings on the site. However, the removal of these has already been approved in the outline application.





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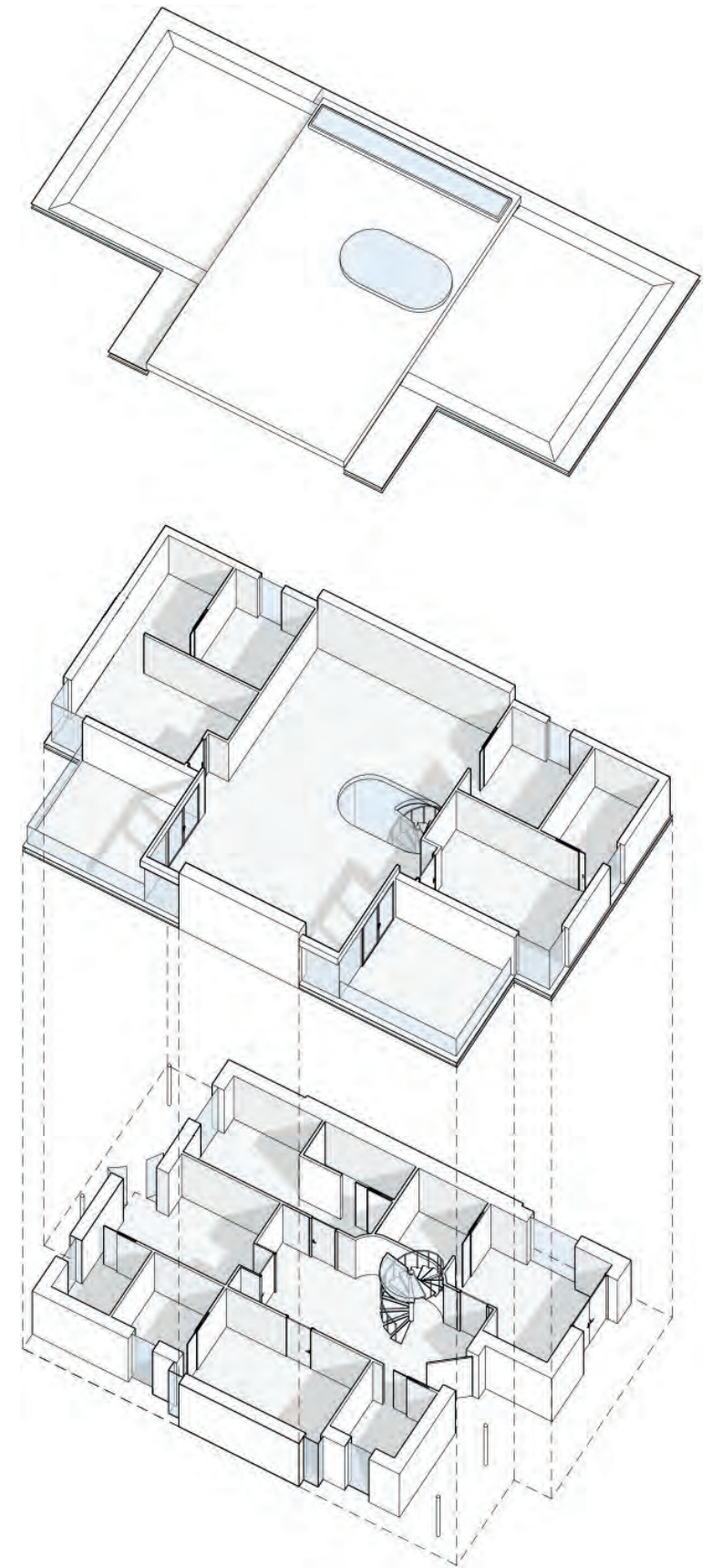
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**ROSKARNON GARDEN HOUSE  
ROCK, WADEBRIDGE**

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20.11.23  
PLANNING



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