



Design and Access Statement

Outlining the Proposal to:

Development of Commercial Building

Land At: E: 195767, N: 055354

Trethosa Road

St Stephen-in-Brannel

Cornwall, PL26 7RR

August 2021

Prepared by

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AHA Designs

Horton Farm Bungalow

Bradworthy

Devon

EX22 7RB

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1. Application Information

- 1.1. Proposal: To develop a commercial building for the storage and distribution of garden buildings
- 1.2. Location: Land At: E: 195767, N: 055354, Trethosa Road, St Stephen-in-Brannel, Cornwall, PL26 7YP
- 1.3. Applicant: Mr K Briley, for and on behalf of Garden Buildings Cornwall
- 1.4. Applicant Address: Garden Buildings Cornwall, Newquay Road, Goonhaven, TR4 9QQ
- 1.5. Agent: AHA Designs, Horton Farm Bungalow, Bradworthy, Devon, EX22 7RB

2. Site Location & Existing Use

- 2.1. The proposed development site is on an area of brownfield land that was formally owned by IMERYS
- 2.2. The proposed development site area was previously an area of brownfield land.
- 2.3. The proposed development site has an area of 0.18HA.
- 2.4. The development site is accessed from a metalled road that leads of the public highway.
- 2.5. Access to the highway remains unchanged under this proposal.
- 2.6. The business, currently based on Goonhaven, is expanding and requires further secure, clean and dry storage and distribution space to satisfy the needs of its retail outlet.
- 2.7. There are no known contamination risks on the site nor are any considered likely as a result of the proposed development

3. Proposed Building Form and Layout

- 3.1. The proposed building will be of steel portal frame, single story construction
- 3.2. The side elevations of the building will be fully clad with insulated steel profile sheeting.
- 3.3. The roof will be clad with JI 1000 80mm core insulated steel profile sheeting with 22 velux industrial roof lights to provide natural light into the building.
- 3.4. The southeast elevation will have two roller doors along with two personnel doors.
- 3.5. The northwest elevation has a single door to act as a fire exit
- 3.6. There are no openings to the northeast or southwest elevations.
- 3.7. The building has a floor area of 612m² being 34m in length and 18m width.
- 3.8. The building stands at 6.68m at the eaves and 9.0m at the ridge.

4. Landscaping, Foul Waste & Surface Water Runoff

- 4.1. The site will be landscaped and resurfaced to provide parking for staff see drawing AHA-02, titled Block Plan
- 4.2. To the east elevation of the building there will be a hardstanding & vehicle turning area
- 4.3. A pedestrian pathway will surround the building for maintenance purposes.
- 4.4. Surface water runoff will be dealt with by a rainwater harvesting tank providing recycled water to feed the toilets and vehicles.

- 4.5. The harvesting tank will have an attenuated overflow that will discharge into the stream that runs along the edge of the site
 - 4.6. A mains foul waste connection is possible as the foul waste line runs behind the site.
 - 4.7. Foul waste will be piped to the mains foul waste line and onto the mains sewer.
 - 4.8. The site will be secured with 2.4m "V" Mesh Security fence to the boundary
 - 4.9. To the boundary to the road will be secured with auto drop bollards to prevent unwanted vehicular access.
5. Access
- 5.1. The building will have two large roller doors to allow HGV vehicles to drive in one door and out the other without the need to turn or reverse.
 - 5.2. These doors are designed for the movement of forklift trucks and HGV's and the ease of movement of materials and stock items
 - 5.3. There will be level access from the parking/turning area into the building over a threshold drain to prevent the ingress of water
 - 5.4. Pedestrian access doors will provide level entry for personnel into the office and the warehouse
 - 5.5. An emergency exit is located in the rear of the building.
 - 5.6. Internally, the building provides a large open warehouse space with an office centrally located between the two roller doors
 - 5.7. The building also contains a disabled/ladies toilet and a gents wc.
6. Ecology
- 6.1. The proposed development site is on a parcel of land that has been thoroughly inspected and no evidence of wildlife has been observed. Furthermore, the situation of the proposed building on the site is away from any hedges or other natural habitats and therefore a ecological survey is deemed unnecessary.
7. Flood Risk
- 7.1. The proposed building falls in an area that has a low risk of flooding, below 300mm.
 - 7.2. The FFL of the proposed building is set at 500mm above the OS datum 200mm above the flood risk level.
 - 7.3. Storage of materials and equipment within the building will be at a minimum of 400mm above FFL
 - 7.4. The rainwater harvesting tank with attenuated overflow, previously discussed in this document, will mitigate the increased risk of flooding elsewhere as a result of this development.
8. Conclusion
- 8.1. The proposal seeks to provide a well designed building, situated on a parcel of unused brownfield land.
 - 8.2. The building has been thoughtfully located to make use of the existing roadways within the site that have previously been used by HGV vehicles to deliver bulk materials.
 - 8.3. The building has been designed to make effective use of machinery for the moving of heavy and bulky items without the need for personnel to participate in manual handling.
 - 8.4. The site has been designed to provide ample space for heavy goods vehicles to manoeuvre into a suitable location for their goods to be off loaded.
 - 8.5. Ample space has been provided for vehicles to turn allowing them to reapproach the roadway facing the direction of flowing traffic.
 - 8.6. This building is required to provide additional and much needed storage and distribution of bulky items.

- 8.7. To conclude, this building will help this growing business and local employer improve their retail offering to the local and wider community and will enable them to do so whilst providing a safe environment for their workforce. We trust that the Local Authority will support this application and that a positive determination will be forthcoming.