

DS 1856 Land adjacent to The Jays Nest, Trevarth, Mevagissey L26 6RX

Design and Access Statement

Introduction

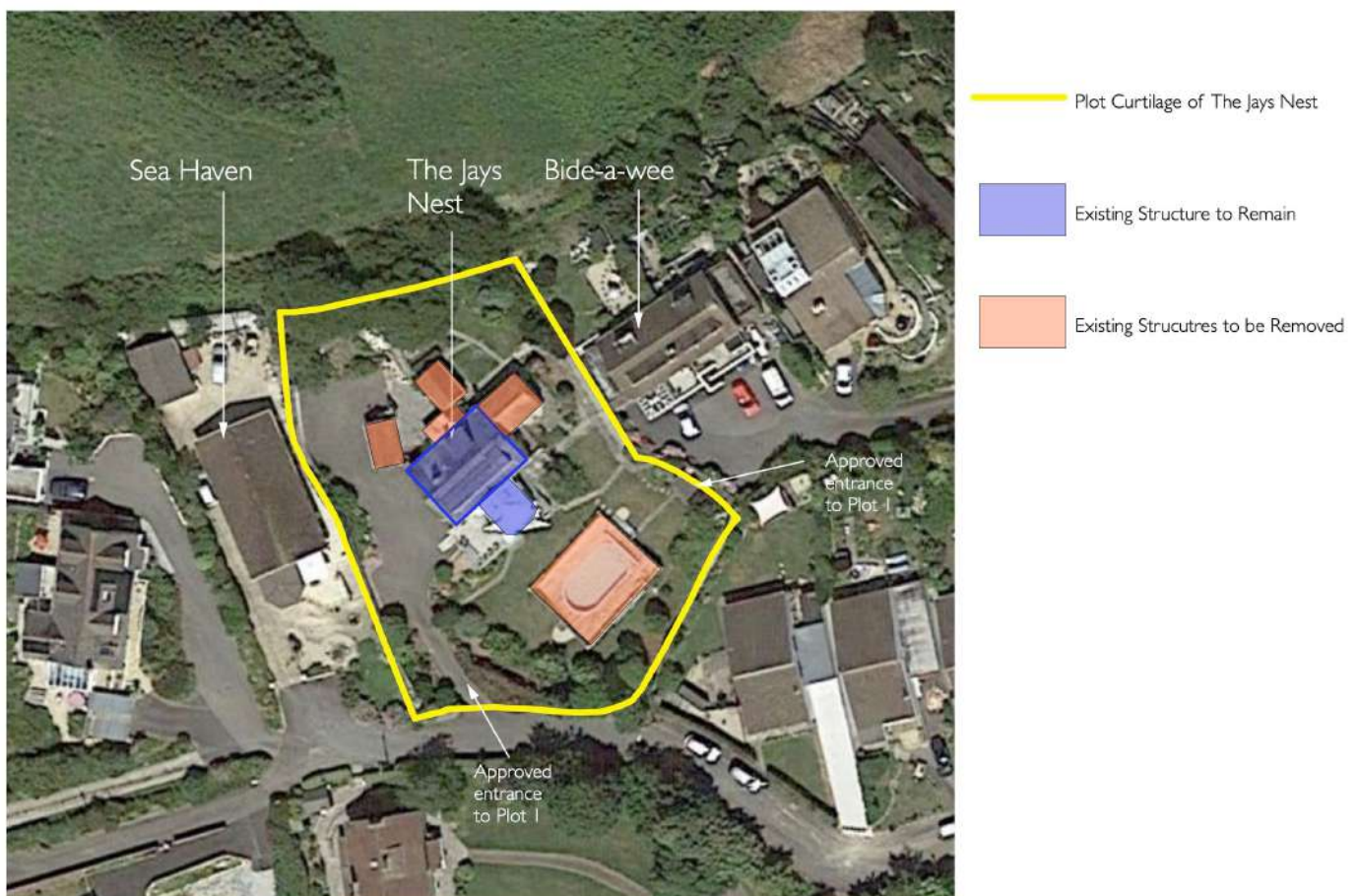
Following a successful Outline application for two dwellings at The Jays Nest, ALA Architects Ltd has been appointed to prepare and submit a detailed proposal for two self-build dwellings. This statement should be read in conjunction with the submitted drawings.

The initial Outline application included the "layout" for consideration, resulting in our client being required to propose a dwelling within the approved footprints. This placed too many constraints on their brief and it was decided that we should submit a full application instead, enabling adjustments to be made.

Site and Surrounding Area

The proposal is located in the area of Mevagissey known as Trevarth. This is within the Area of Outstanding Natural Beauty; however, the Planning Officer dealing with the Outline application concluded that development in this location would "not be detrimental to the AONB."

It is a garden plot in The Jays Nest, a detached property in a generous plot, with sufficient width to each side to build on. Dwellings in this area of the village are of less density than the centre of the village, affording the residents the opportunity to have more soft landscaping. This has created green boundaries offering plenty of screening between homes. There aren't any protected trees in the immediate area.



Aerial Image Showing Site

There is no discernible building pattern or architectural style. While much more modern in age than the historic centre of Mevagissey, the presence of narrow and steep streets remains; something that is often lost when extending historic towns and villages, and this contributes to the character.

The topography of this area is steeply sloping with properties built along the contours. The sporadic nature of development in Trevarth results in the application site blending in and not being overly prominent. To the east and west the boundaries are masonry walls. To the north and south it is softer with densely planted beds containing mature shrubs, and hedges.

The Jays Nest has an overall curtilage of 1762sqm with a street frontage of approx 20m on Trevarth and 7m on Ava, and falls from north to south. This was the first property in the area and has the benefit of owning much of the road network, with other residents enjoying a right of way. The site is between two roads within the estate, providing the opportunity to access Plot 1 and Plot 2 separately. The principle of this was agreed at Outline stage.

As with many properties in Mevagissey, The Jays Nest enjoys a sea view, and the majority of the garden is to the front of the house. While steeply sloping, there is a level area with swimming pool and timber decking around it. Aside from the planting beds, a large proportion of the outside space is hardstanding or laid to grass.

To the west of the dwelling is a substantial area of hardstanding for the parking of multiple cars.

The site lies within the Zone of Influence Natura 2000 (Fal & Helford SAC) and as a result a financial contribution toward mitigation is required for any residential development. It is also within an Area Susceptible to Ground Water Flood.

In respect of Community Infrastructure Levy, the site lies within Band 4 and payments of £100/sqm are applicable unless residents qualify for an exemption – see "Proposal" for additional information.



Plot 1 Driveway



Retaining wall of adjacent property



Plot 2



Planning Policy

National Planning Policy Framework

Section 2	Achieving Sustainable Development
Section 4	Decision Making
Section 8	Promoting Health and Safe Communities
Section 12	Achieving Well-designed Places

Cornwall Local Plan

Policy 1	Presumption in Favour of Sustainable Development
Policy 2	Spatial Strategy and Key Targets
Policy 12	Design
Policy 13	Development Standards
Policy 16	Health and Wellbeing

Cornwall Design Guide

Mevagissey Neighbourhood Development Plan

Policy HO1	Open Market Homes for Principal Residence
Policy HO3	Development Boundary
Policy D1	Design and Context
Policy D5	Design Checklist for All Development
Policy D6	Sustainable Energy Usage
Policy EG2	Potential Flood Risk
Policy CA3	Traffic

Outline approval and Parish Council support suggests that the principle of building houses in this location is established and it is the detail that now needs consideration.

Relevant Planning History

PA22/00456	Outline approval, The Jays Nest
PA21/12012	Domestic Extension to add another storey, Seahaven
PA18/06484	New Dwelling, Gwel Tag (land adjacent to Seaforth)
PA22/04322	Domestic Extension, Ash House
PA22/05341	Domestic Extension, Farringford
PA22/05230	Domestic Extension, Trees
PA20/02898	Domestic Extension, Trevarth

Of particular interest is the application to enlarge Seahaven, the neighbouring property to the west. The planning approval is for an additional storey significantly increasing the ridge height.

Proposal

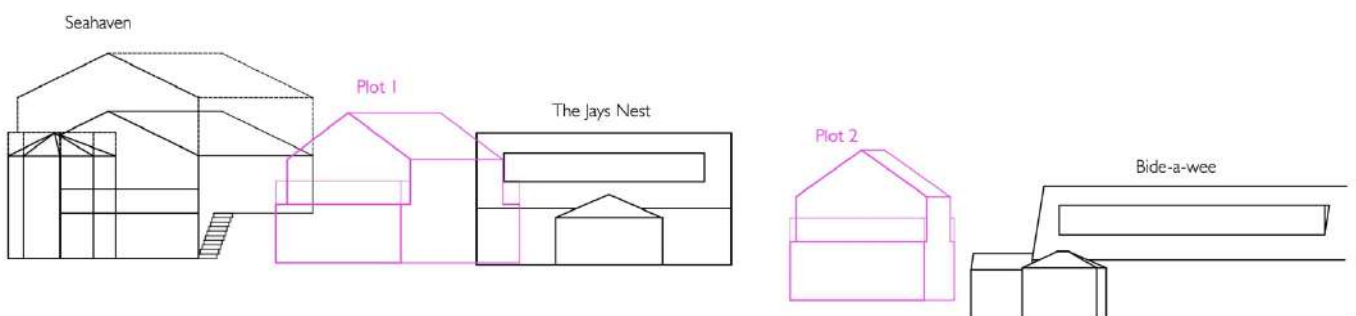
Our clients wish to build a home within the grounds of their mother's house. This would compose of two dwellings, Plot 1 for Mr & Mrs Bateman and Plot 2 for Mr & Mrs Gregory.

The location of the proposal is considered to be sustainable, being in a town with a number of facilities and services. Residents are able to live here without running a car if they chose to. The approval of the Outline planning application establishes the principle of residential development in this area.

The proposal seeks to provide two storey homes, long and narrow in form, in order to protect the privacy of adjoining properties. Care has been taken to follow the ridge lines of the neighbours, which step down following the topography. One point to bear in mind is that the house to the west, Seahaven, has planning approval for an additional storey. While we have to design to what currently exists, as the alterations may not go ahead, this extension has been taken into account when fixing the height of Plot 1. This has been positioned so as to not breach the ridge line, but to be close to it to avoid being dominated by it, should the proposed work proceed. Plot 2 sits at a lower level between The Jays Nest and Bide-a-wee.

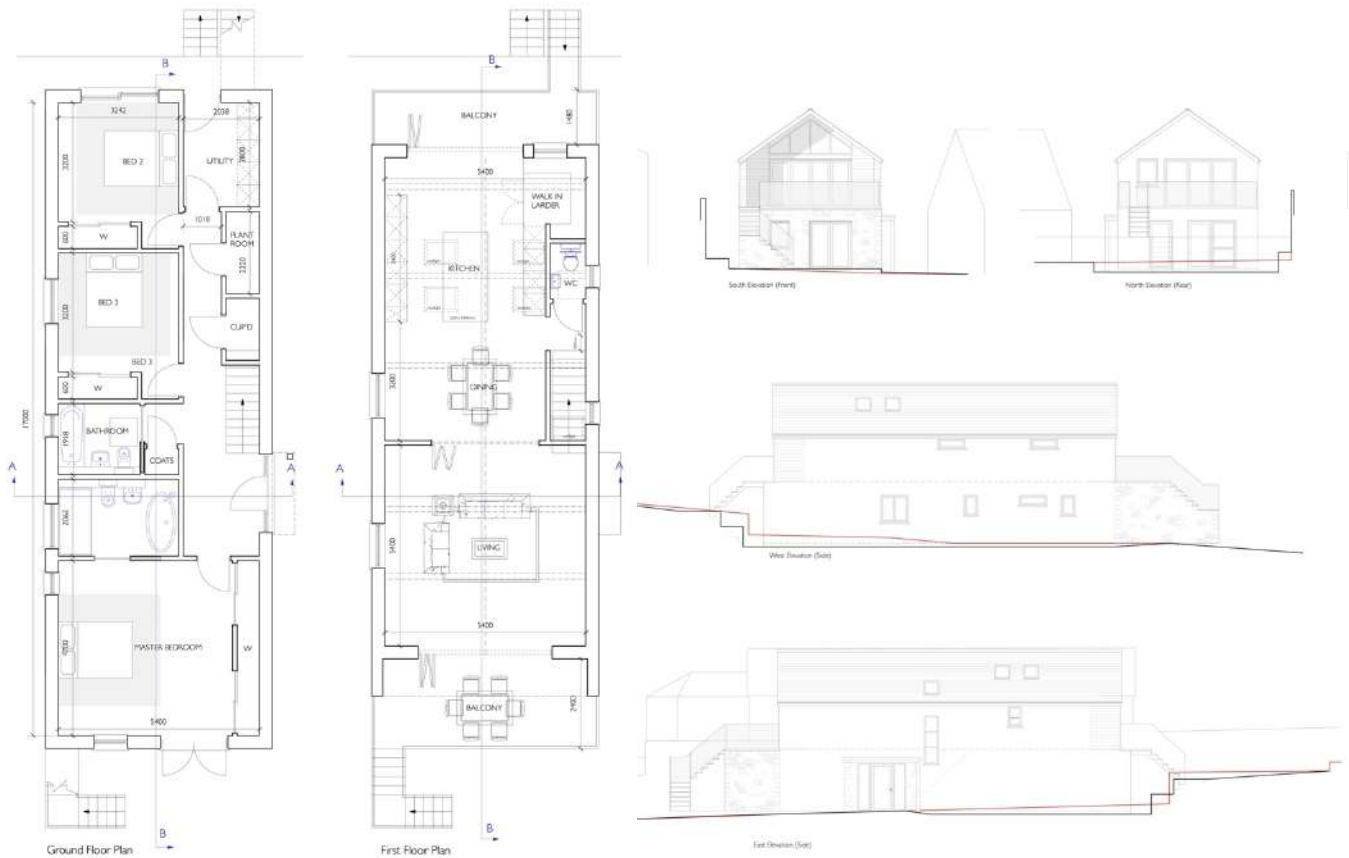


Proposed Site Plan



Proposed Dwellings in Relation to Neighbouring Properties

The homes are almost identical. They are reverse level, with open plan living on the first floor, to maximise the sea views, with three bedrooms and two bathrooms on the entrance floor. Balconies are a common feature in the area, and are provided to enjoy the views and extend the living areas.



Proposed Floor Plans and Elevations

Like many houses in the town, the gardens are at the front of the plot, looking over the town towards the sea.

Each dwelling has its own entrance, with Plot 1 using the existing driveway. The existing house at The Jays Nest will have a new entrance created adjacent to that of Plot 1. Plot 2 will enter their site from the road to the east, in the area known as Ava, currently terminating at Bide-a-wee. Each property has two parking spaces, including the host dwelling. The existing house can currently fit 12 cars parked (blocking each other in) or 5 cars (without blocking).

The properties will be finished in predominantly painted render under a slate roof. Smaller areas of natural stone and timber cladding are included on principle elevations.

Each house will be fitted with triple glazing, PV panels, Air Source Heat Pumps and Mechanical Ventilation and Heat Recovery systems, in order to achieve the Net Zero target, set out in the Climate Emergency DPD.

In terms of landscaping, it is intended to remove the existing swimming pool, which requires a large volume of water, and return the land to soft landscaping and enable the provision of a new driveway and parking area. Parking, paths and driveway will be finished in a permeable material. Planting beds will be provided along boundaries, to soften the appearance of retaining features.

Under currently planning policy, my clients are not obliged to provide Biodiversity Net Gain or tree canopy calculations; and improvements however, it is their intention to landscape the garden with biodiversity positive planting. They do not yet know how they will landscape their garden, so a list of example species of shrubs and trees has been provided on the proposed site plan to ensure that they provide 50% pollinator planting. This is aspirational and not mandatory.

Drainage

The site is not located within a Critical Drainage Area but is within an area highlighted as being susceptible to ground water flooding. In accordance with South West Waters requirements, surface water will be dealt with on site through the provision of soakaways.

Foul drainage will connect to the existing SWW network in the road to the south..

Habitat regulations Assessment

Fal & Helford SAC (financial contribution of £704 (£352 per dwelling) will be made.

Energy Statement

This application is supported by an Energy Statement prepared by Oakland Energy. The assessment concluded that both properties pass the minimum standard set by Cornwall Council and achieve Net Zero target.

Green Infrastructure Plan

This application is supported by a GI statement with additional information included on the proposed site plan.

Community Infrastructure Levy

The proposal is for two self-build dwellings, to be principal residences, and my clients will be claiming an exemption.

Travel Plan

The site is located in a town where facilities and services are available, such as a primary school, Doctors surgery, pubs, restaurants and shops. Public transport is also provided should residents and visitors need to travel further afield. Footpaths and trails provide walking routes to the surrounding countryside. As such, the location is considered sustainable. Access has already been established as being acceptable as a result of the approval of the Outline planning application.

The route to the properties is via a narrow, steep hill. This is the character of the area and leads to natural traffic calming.

The reality is that while this may reduce vehicle trips, the rural nature of Cornwall means car ownership is still required for the majority of the population. Employment may not necessarily be within the same town as people live, and often may require trips to other areas in the county not serviced by public transport.

Two parking spaces per property have been proposed. There is no net gain in parking spaces as the existing dwelling can accommodate more cars than this.

Cycle storage is provided within outbuildings.

Conclusion

In conclusion, this Design and Access Statement demonstrates a conscientious approach to the design of the proposed dwellings, considering both aesthetic and functional aspects, while adhering to the planning policies applicable to this site. The development seeks to provide additional housing for my clients to live close to their mother, in a manner sympathetic to its surroundings, contributing positively to the overall character of the area.

The dwellings have been positioned and scaled to minimise and adverse impact on the amenity of neighbouring properties. Consideration has been given to issues such as overshadowing, loss of privacy and visual intrusion.

This proposal adheres to the relevant planning policies outlined above under "planning policy", ensuring that the overarching vision for the area and contributes positively to the local built environment.