

## *Design and Access Statement*

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### *Householder Planning (including Green Infrastructure Statement)*



**Project No.** 230101  
**Client** David Peters and Mary Bredin  
**Site Address** Tanhay House, Golant, Fowey, Cornwall, PL23 1LD  
**Project** Replacement Conservatory Extension to Tanhay House, Golant

**Issue**  
**Date** 05.12.2023  
**Written by** AIC  
**Checked by** RWR  
**Form No.** X-13-6-2305



## REVISIONS

Date	Issue No
12/07/2023	Issue 01

## FORMAT OF THE DESIGN AND ACCESS STATEMENT

The format of the Design and Access Statement is based on the CABE Guidance: Design and Access Statements - How To Write, Read and Use Them<sup>1</sup>.

## ACCOMPANYING DRAWINGS AND DOCUMENTS

This Design and Access statement is to be read in conjunction with the following drawings and documents:

No.	Drawing/Document	Revision
E00	Location and Block Plans as Existing	-
E02	Ground Floor Plan as Existing	-
E03	First Floor Plan as Existing	-
E04	Elevations as Existing	-
P00	Location and Block Plans as Proposed	-
P01	Site plan as Proposed	-
P02	Ground Floor Plan as Proposed	-
P03	First Floor Plan as Proposed	-
P04	Elevations as Proposed	-
P05	Sections as Proposed	-

## DESIGN BRIEF

Rowett Architecture (we/us/our) have been appointed to provide a proposal for 230101 – Replacement Conservatory Extension to Tanhay House, Golant.

### Scope of Works

Single-storey Conservatory extension

\*The proposed conservatory is slightly larger than the existing

## THE PROCESS

As part of the process, we have taken several aspects into consideration. These are detailed within this document under the subheadings of **Assessment**, **Involvement**, **Evaluation**, and **Design**.

<sup>1</sup> Available online at: <https://webarchive.nationalarchives.gov.uk/20110118111019/http://www.cabe.org.uk/files/design-and-access-statements.pdf>



## ASSESSMENT

### Physical Context:

Located on the South coast of Cornwall, Golant is a small village situated on the bank of River Fowey, two miles north of Fowey and seven miles east of St Austell.

The Site is situated North of Golant, being surrounded by woodlands and was constructed between 1875 to 1901.

### Neighbourhood Context:

The site is located within the Parish of St Sampson. St Sampson parish lies on the West side of river Fowey.

### Site Context:

The site is located in the outskirts of Golant, being surrounded by woodland and fields. The property located away from the access drive and is in reasonable-sized grounds, the front[West] of the property fronts onto the access road. The back garden extends towards the bank of River Fowey. The building is located set into a steep hillside to the North.

### Social Context:

The proposal will have little to no impact on the social context of the area and will remain a single dwelling.

### Economic Context:

This is a householder application extending and altering the existing property. The locality will benefit economically from the works being carried out and the continued use as a dwelling.



Figure 1: Google Earth extract showing the site in Context.

As you can see from Figure 1 above, the site is surrounded by:

- North – Woodland
- East: – River Fowey Bank
- South: – Woodland
- West: – Woodland, Tanhay Studio and access drive

**Listing Status:** The building is not listed.



**Planning History:** Cornwall Council's Planning Search was used to investigate previous planning on the site. The site has no recent planning history.

**Planning Policy:** For this application, the most relevant and up-to-date planning guidance and policies are:

- o National – National Planning Framework 2019 [NPPF]
- o Local – Cornwall Local Plan – Strategic Policies 2010-2030s [CLP]
- o Neighbourhood – Neighbourhood Plan – According to the Neighbourhood planning activity map, as of December 2023, St. Sampson has a Neighbourhood Plan finalised in April 2021.



## INVOLVEMENT

**Consultants:** Several professional consultants have been involved to ensure accuracy, justification, and mitigation for the proposed works. These are listed below:

- Topographical and Measured Building Survey – by Survey Dimensions Ltd. This has been used to create a 3D BIM model to visually represent the proposal and as a guide for other consultants to work from.

**Public Consultation:** There was no public consultation carried out up to date.

## EVALUATION

For this application, special care has been taken with the proposed conservatory to retain the character of the existing building while increasing the floor area of the building with the rear conservatory.

## DESIGN

In **Locality**, there are many different styles of architecture, which has influenced our design approach. We aimed to create a proposal that enhances the area's appearance and fits in with its surroundings, while still presenting a modern look. Further details, including images taken from the surrounding area, can be found in the **Appearance** section.

The above considerations have informed our design approach, which is detailed in the remainder of this Design and Access Statement. The following sub-headings will provide more information on the design principles and concepts that have been applied to this proposal. They include **Use, Amount, Layout, Scale, Landscaping, Appearance, Access, and Sustainability**.



## USE

Current Use: Residential – Class C3

Proposed Use: Residential – Class C3

## AMOUNT

The building footprint will slightly increase by 3.39 square meters from 195.30 square meters to 198.69 square meters.

Area of the site proposed for the development: 195.30 square metres

Gross Internal Floor Area (GIA) of the proposed conservatory: 21.39 square metres

The scope of the proposal is consistent with other similar-sized properties in the neighbourhood, maintaining an appropriate scale.

Please refer to the **Access** section for further details on pedestrian and vehicular access.

## LAYOUT

Following our client's brief, the layout has been carefully considered to utilise all the available space to create a secure, spacious, and airy home suitable for the entire family to enjoy

The conservatory allows the living area to be expanded with a harmonious conservatory.

The design of the proposal has taken into account the following constraints:

- Existing Boundaries – The existing boundaries are set far from the house. The North boundary is constituted by a steep hill.
- Existing Properties – The closest property is the Tanhay Studio. The conservatory is not overlooking it. The property is surrounded by mature trees, thus there is no possibility of increased overlooking to neighbouring properties.
- Tree Root Protection – The proposed conservatory is placed over the existing conservatory. There are no trees in the vicinity that could be affected by the new conservatory foundation.

## SCALE

The proposed scale is in keeping with the surrounding area and is appropriate for the size of the plot, as demonstrated above. The house is sheltered by mature trees, being located far from the access road. The scale of the new conservatory is minor and it is replacing the existing conservatory.

## LANDSCAPING

The current garden area is overgrown, and the proposed development aims to preserve and improve this space. The terrain surrounding the house will be levelled to provide a better outdoor area for the new conservatory.

## APPEARANCE

The proposed dwelling has a simple appearance that respects the local style. With the area having a varied material palette, this proposal is harmonious in material, tone and massing with the existing house, the proposed materials being in the same style of the old ones. The overall appearance uses quality materials and craftsmanship, creating an attractive architectural design.

The chosen materials include:





- o Elevations: The conservatory elevations will be finished in render to match existing in colour and style.
- o Roof: Zinc grey standing seam roof. The standing seam roof is a traditional roof structure for the area.
- o Windows/doors: Velux low pitch roof lights, sliding aluminium doors
- o Features – The roof will have a double pitch, being steeper on the north side.

### ACCESS

There will be no changes brought to the existing access. The building is currently accessed from the West side.



## BIODIVERSITY NET GAIN STATEMENT

### Introduction

The proposed development of a rear conservatory in Golant, Cornwall, has been designed and located in order to minimize the impact on biodiversity. The development will avoid causing harm to existing biodiversity onsite, reduce harm to existing biodiversity onsite, restore biodiversity on site, and explore all options to provide required net gains on site before proposing it outside of the site boundary.

### Options to Avoid Causing Harm to Existing Biodiversity Onsite

The development will avoid causing harm to existing biodiversity onsite by:

- Avoiding the removal of any trees or shrubs.
- Avoiding the disturbance of any wildlife habitats.
- Managing vegetation in a way that is beneficial to wildlife, such as by planting native species and avoiding the use of herbicides and pesticides.
- Minimising light pollution.

### Options to Reduce Harm to Existing Biodiversity Onsite

The development will reduce harm to existing biodiversity onsite by:

- Minimising the amount of land that is disturbed. This can be done by carefully planning the layout of the development and by using construction methods that minimize disturbance to the soil and vegetation.
- Relocating any wildlife that is disturbed by the development. This can be done by catching and releasing the wildlife to a safe location.
- Creating new wildlife habitats to replace any that are lost. This can be done by planting trees and shrubs, creating ponds, and providing food and water sources for wildlife.
- Using sustainable construction materials. This can help to reduce the environmental impact of the development and to protect biodiversity.

### Options to Restore Biodiversity Onsite

The development will restore biodiversity on site by:

- Planting trees and shrubs. Trees and shrubs provide food, shelter, and nesting sites for a variety of wildlife.
- Leaving dead wood. Dead wood provides habitat for a variety of insects and other invertebrates.
- Managing vegetation in a way that is beneficial to wildlife. This can be done by planting native species, avoiding the use of herbicides and pesticides, and creating a diversity of habitats.
- Providing food and water sources for wildlife. This can be done by planting bird feeders, providing birdbaths, and leaving water out for wildlife.
- Minimising light pollution. Light pollution can disrupt the natural behaviour of wildlife, such as migration and breeding.

By taking these steps, developers can help to provide required net gains on site and to create a more sustainable environment.

### Conclusion

The proposed development of a rear conservatory to Tanhay House in Golant, Cornwall, has been designed and located in order to minimize the impact on biodiversity. The development will avoid causing harm to existing biodiversity onsite, reduce harm to existing biodiversity onsite, restore biodiversity onsite, and explore all options to provide required net gains on site before proposing it outside of the site boundary.





## GREEN INFRASTRUCTURE STATEMENT

Green infrastructure (GI) is a network of natural and semi-natural features that provide a range of benefits to people and the environment. GI can include trees, parks, gardens, hedgerows, rivers, wetlands, and other natural areas.

The Cornwall Council's Planning Development Document Policies for Climate Change (2022) sets out the council's commitment to promoting the use of GI to help mitigate and adapt to climate change. The document identifies a number of benefits that GI can provide, including:

- Improved air quality;
- Reduced flood risk;
- Increased biodiversity;
- Improved water quality;
- Enhanced recreation opportunities;
- Improved mental and physical health;
- Reduced heat island effect;
- Increased property values.

### GI in the Proposed Development

The proposed development of a rear conservatory to Tanhay House in Golant, Cornwall, will incorporate a number of GI features. These features will be designed to provide a range of benefits to people and the environment, in line with the Cornwall Council's Planning Development Document Policies for Climate Change.

The GI features that will be incorporated into the proposed development include:

- Large, mature trees that will provide shade and shelter for the site and its occupants.
- A wildflower meadow that will provide food and habitat for pollinators.
- A native hedgerow that will provide a barrier to noise and pollution.
- Pervious paving is a type of paving that allows water to pass through it. It can be used to reduce stormwater runoff and to improve water quality.
- Wildlife Corridors are linear features that connect different habitats to help wildlife move around and to find food and shelter.

### Link to the Wider GI Network

The GI features that will be incorporated into the proposed development will link to the wider GI network in the area. This network includes:

- The nearby Tywardreath Woods, which is a Site of Special Scientific Interest (SSSI);
- The River Fowey, which is a designated Special Area of Conservation (SAC);
- The Cornwall Coastal Path.

The proposed development will be located close to Tywardreath Woods, which is a large area of woodland that is home to a variety of wildlife. The development will also be located close to the River Fowey, which is a popular spot for fishing, boating, and swimming. The development will also be connected to the Cornwall Coastal Path, which provide opportunities for people to walk, cycle, and enjoy the outdoors.

### Arrangements for Long-Term Maintenance

The long-term maintenance of the GI features that will be incorporated into the proposed development will be the responsibility of the property owner. The Cornwall Council's Planning Development Document Policies for Climate Change (2022) sets out a number of requirements for the long-term maintenance of GI, including:

- The GI features must be maintained in a good condition;



- o The GI features must not be damaged or destroyed;
- o The GI features must be accessible to the public.

The property owner will be responsible for ensuring that the GI features are maintained in a good condition. This will involve regular mowing, trimming, and weeding of the vegetation, as well as repairs to any damage that may occur. The property owner will also be responsible for ensuring that the GI features are not damaged or destroyed. This will involve taking steps to prevent vandalism and other forms of damage.

### Consideration of the 10 Pillars for Action

The Cornwall and Isles of Scilly Local Nature Partnership has identified 10 pillars for action to help nature regenerate and to provide the natural foundations for a green recovery. These pillars are:

1. **Nature recovery, regeneration, and reintroductions** - This pillar focuses on restoring and creating habitats for wildlife, including planting trees, creating wildflower meadows, and restoring wetlands.
2. **Marine health** - This pillar focuses on protecting and improving the health of our seas and oceans, including reducing pollution, overfishing, and climate change.
3. **Natural climate solutions** - This pillar focuses on using nature to help tackle climate change, such as planting trees, restoring peatlands, and creating green roofs.
4. **Access to nature and active travel** - This pillar focuses on making it easier for people to connect with nature and to get around without using cars, such as creating more green spaces, improving public transport, and building more cycle paths.
5. **Clean air** - This pillar focuses on improving air quality, such as planting trees, reducing traffic pollution, and switching to cleaner energy sources.
6. **Clean Water** - This pillar focuses on improving water quality, such as reducing agricultural pollution, improving sewage treatment, and reducing plastic pollution.
7. **Waste and Resources** - This pillar focuses on reducing waste and using resources more sustainably, such as recycling more, composting food waste, and buying local food.
8. **Sustainable food** - This pillar focuses on producing and consuming food in a more sustainable way, such as eating less meat, buying local food, and growing our own food.
9. **Economic and social welling** - This pillar focuses on using nature to improve our economy and our social well-being, such as creating jobs in the green economy, improving mental and physical health, and reducing social isolation.
10. **Education and engagement** - This pillar focuses on educating people about the importance of nature and how they can help to protect it, such as providing school trips to nature reserves, running community nature projects, and using social media to raise awareness.

The proposed development of a conservatory to an existing house in Golant, Cornwall, will contribute to a number of these pillars. For example, the development will:

- o Provide a habitat for wildlife;

### Conclusion

The proposed development of a conservatory to an existing house in Golant, will incorporate a number of GI features that will provide a range of benefits to people and the environment. The development will link to the wider GI network in the area and will be maintained in a good condition for the long term. The development will also contribute to a number of the Cornwall and Isles of Scilly Local Nature Partnership's 10 pillars for action to help nature regenerate and to provide the natural foundations for a green recovery.



## HERITAGE IMPACT ON CONSERVATION AREA AND LISTED BUILDINGS

A 21 square meter conservatory located in Golant in Cornwall, can be designed, and built in a way that does not impact the Conservation Area, surrounding Listed Buildings and Area of Outstanding Natural Beauty in line with Cornwall Councils Planning Policies.

The following are some of the ways in a conservatory to an existing house can be designed and built to minimize its impact on the Conservation Area, surrounding Listed Buildings and Area of Outstanding Natural Beauty:

- The conservatory has been designed in a style that is sympathetic to the surrounding area. This means using traditional materials and building methods, and avoiding anything that is too modern or out of place.
- The conservatory is to be set back from the road and other public areas, so that it does not dominate the view. It is also to be screened by trees and shrubs.
- The conservatory is to be built on a small plot of land, so that it does not take up too much space. This will help to preserve the open character of the area.
- The house has been designed to blend in with the surrounding environment. This means using natural materials and colours, and avoiding anything that is too bright or gaudy.
- The house has been designed in a way that minimises its impact on the surrounding wildlife. This means avoiding the use of pesticides and herbicides and providing food and water sources for wildlife.

### Conservatory:

**Sustainable materials and construction methods:** When choosing materials for your conservatory, it is important to consider the environmental impact of their production and transportation. Some sustainable materials that you may want to consider include:

- Locally sourced materials: This will help to reduce the environmental impact of transportation.
- Recycled materials: This will help to reduce waste and conserve resources.
- Sustainable materials: These materials are made from renewable resources and are manufactured in a way that minimizes their environmental impact.

**Additional benefits:** Your conservatory can provide additional benefits to the Conservation Area, surrounding Listed Buildings and Area of Outstanding Natural Beauty. For example, you could:

- Plant trees and shrubs to provide food and shelter for wildlife.
- Install solar panels to generate renewable energy.
- Create a water feature to attract birds and other wildlife.
- Improve the energy efficiency of your home by installing insulation and energy-efficient appliances.

**Reversible design:** Your conservatory should be designed to be reversible. This means that if the conservatory is no longer needed in the future, it can be removed without causing any damage to the Conservation Area, surrounding Listed Buildings and Area of Outstanding Natural Beauty. For example, you could use removable foundations or build the conservatory using lightweight materials.

By following these guidelines, it demonstrates that you can design a conservatory in Golant in Cornwall that does not cause detrimental harm to the Conservation Area, surrounding Listed Buildings and Area of Outstanding Natural Beauty.



## CONCLUSION

The materials specified will match the existing and the construction will make the host property more energy efficient.

It is in the view of Rowett Architecture that the proposed development will be provide a cohesive and enriching addition to the built environment without detrimental impact on the fabric of the area.





PHOTOGRAPHS





