

THE MAWES LODGE PARK
DESIGN & ACCESSIBILITY STATEMENT

**ADDRESS: THE MAWES, LOWER TREGENNA,
ST COLUMB MINOR, NEWQUAY, CORNWALL TR8 4HS**



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Design, Planning, Construction, Management

INTRODUCTION

The design and access statement has been prepared by Atlantic Design Studio to support the application to develop and provide a new exclusive tourist holiday destination for Cornwall with 39 new luxury static type lodges. The Park will be located at the property currently known as The Mawes, Lower Tregenna, Newquay, situated directly off one of the main roads that leads into Newquay, the A3059. The Park is ideally situated for visitors who want to have the experience of staying in Cornwall's beautiful countryside whilst still having good links and access to the wonderful beaches and small towns that the North coast of Cornwall has to offer. Newquay town is only 3 miles to the west, with Wadebridge and Padstow to the North at 13 miles. Many small coastal villages and hamlets are also very close by.

The existing site is a large residential plot of some 17000m², with a single large dormer type bungalow and some outbuildings, all located on the northern edge of the plot with a large south facing field laid to grass that rolls down the valley side to the Porth Stream located at the southern side of the site. The boundaries of the site are made up of a mixture of Cornish hedge, mature trees and thick hedging of multiple varieties of indigenous species such as blackthorn, holly and hawthorn as well as others, providing a rich natural perimeter to the site.

Current access to the site is by the vehicular entrance located on the north boundary off the A3059. The access has recently been constructed and offers a wide and easy access point with very good visibility each way on the highway for safe access and egress to the site.

The nearest development to the site is 'Newquay Holiday Park' which is located to the north east of the proposal site to the opposite side of the A3059. Newquay Holiday Park is one of many of a national chain of holiday parks operated by Parkdean Holidays.

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SITE LOCATION



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EXISTING SITE PLAN

Not to scale



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THE PROPOSAL



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The proposals for the park will be limited to 39 luxury lodge units in an exclusive and quiet setting. The over-riding intention will be to create a tranquil holiday destination nestled into the landscape, respecting the natural rolling contours of the land, the wooded areas, the mature hedges and trees as well as being respectful to the Porth Stream and waterway that runs through the bottom of the proposal site.

Through careful siting of the lodges across the naturally falling contours and utilising the south facing aspect of the land, each lodge will have its own outside south facing decking terrace, taking advantage of the aspect and views the site has to offer. With their own private deck area they will offer an amazing link for visitors to the surroundings and countryside.

Within the Park it is proposed that ecological enhancements are made, with a plan to provide additional habitats to not only the existing boundaries but also within the park itself between the lodges. The addition of landscaped planted beds with log piles and stone rockery installation will offer additional habitat for indigenous creatures such as hedge hogs, as well as bird and bat boxes to encourage more birds and bats to continue to frequent the site and expand their presence around the Park and wider area. Some Cornish hedging is also proposed which is a proven habitat for many insects and small animals. The proposed addition of owl boxes located up in the more mature trees to the southern stream boundary and nature freeways through the boundaries and the park itself will allow animals to move through the park without hinderance will all add to the ecology of the park and the experience of the visitors. Badgers which are known to be in the area will be encouraged to enter and move through the park. Throughout the layout of lodges there will also be the provision of bee and insect bricks. All of these proposals will be put in place to enhance the experience of visitors staying in a country park.

Amount

The scheme will provide 39 lodges. The number of units proposed and the layout presented has been carefully set out in order that each unit has space around it to create its own setting within the park, leaving green areas to the boundaries where no development will take place and adequate spaces between the lodges to allow landscaping and free space for visitors to move through the park without encroaching on others privacy.

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Layout

Refer to drawing No: ADS 06 PL04 Illustrative Master Plan

The layout proposed uses the natural contours of the site to create a freeform and non-regimented park layout that sees each lodge placed along the contour line rather than at conflict with the natural fall of the site. The natural fall of the site allows the lodges to step down the park towards the south boundary, each line of lodges stepping a level down of between 1-2 metres. This results in each line of lodges gaining a view out to the south over the roof tops of the lodges below them, allowing views for all lodges to the countryside beyond.

Scale

The scale of this proposal for a new executive luxury park proposed is small in scale and is an appropriate size in this setting. Being limited to just 39 units additional amenity buildings are not required to service the visitors as each lodge is self contained. This reduces the amount of construction in the setting and therefore delivers a lower impact in the setting. The lodges are also of a static nature and not built as permanent structure. Each lodge will be located upon a levelled concrete slab with the lodges touching down to the site on wheels and jack points.

The site will be serviced with an access road that allows access to each lodge and their designated parking areas. The road layout is such that only a single loop is required providing access to all the lodges adequately.

Areas are left between the lodges that are left as grass, or have planted borders and hedges as well as a small layout of pedestrian pathways to allow visitors to walk around the park.

LANDSCAPING

It has already been discussed that the proposal will provide an additional layer of ecology benefits and landscaping, providing new planting, Cornish hedges, additional trees and shrubs to strengthen existing boundaries as well as introducing extra flora within the park.

Refer to drawing no: ADS PL05 Green Infrastructure Plan

APPEARANCE

The proposal will result in a new exclusive low impact luxury park with a freeform layout, set within the countryside offering a green, peaceful and natural environment.

ACCESS

The site is easily accessible off the main road, the A3059. Visitors will discover the park easily as they travel towards Newquay and be able to access the site safely and easily via the already constructed vehicular access into the site.

The site is set out such that all lodges have a parking space located in close proximity to the respective lodge and each lodge will have a raised deck that is set to be flush with the finished floor level of the lodge. Each lodge will have a stepped approach but where achievable due to natural levels a ramped access will also be provided to the lodge main entrance door, constructed as part of the deck to provide DDA accessible units whenever practicable.

Pedestrian pathways around the site will follow the contours as much as possible linking parking to each lodge. Elsewhere to overcome natural levels small ramped steps and shallow steps will be made to move around the park. The main access road will be a shared surface between pedestrian and vehicular use and offer an alternative route to most areas in the park for less abled visitors.

Immediately outside of the park on the A3059 is a bus stop with public transport links directly into Newquay. This proposal identifies a new pedestrian pathway link from within the park to the bus stop location on the highway.

PLANNING POLICY

Refer to submitted Planning Statement

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CONCLUSION

This application has been submitted to gain approval for a new small scale luxury exclusive lodge holiday experience, that will deliver an alternative option to that offered by the larger holiday parks in the region. The proposals should be considered as a positive addition that fits in well with the tourist destination of Newquay and will developed in such a way as to respect its natural setting and the surrounding environment.

Each lodge will be provided as a fully finished unit, utilising high standards of insulation, double glazing and low energy lighting to achieve the lowest energy and heating requirements on offer for a lodge type holiday.

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