

Land to rear of, 1 Marlborough  
Avenue - infill dwelling

## Design and Access Statement

Job number 051  
Planning Issue 08/11/2023

**STUDIO/gather**

[www.studiogather.co.uk](http://www.studiogather.co.uk) t/ 01326 340901  
e/ [create@studiogather.co.uk](mailto:create@studiogather.co.uk)

## contents

This statement is to support the full planning application for a infill dwelling on the land to the rear of, '1 Marlborough Avenue' in Falmouth.

The statement looks at the proposal in detail and covers the following topics:

*introduction*

*context*

*planning context*

*built environment*

*design and access*

- use*
- amount*
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- scale*
- landscaping*
- access*
- appearance*
- flood risk*
- services*

*planning policy*

*sustainability*

*energy efficiency*

*summary*



## introduction

application details

*Location* – Land to the rear of, 1 Marlborough Avenue, Falmouth TR11 2RW United Kingdom

*Type of Application* – Full planning application

*Agent* – STUDIO/gather

*Applicant* – Annie and Alastair Morrison

*Description*

STUDIO/gather have the great pleasure of preparing an application for a highly sustainable, low energy, low impact infill dwelling on the land to the rear of 1 Marlborough Avenue, Falmouth TR11 2RW United Kingdom. The proposal looks to create a single storey, modest dwelling as a replacement to the garage and garden chalet that currently occupies the site. The house aims to make efficient use of a suitably located infill site by providing a future-proofed 2 bedroom self build home that respects the neighbouring properties by sitting away from those boundaries, whilst creating a generous south-facing garden space and driveway. This home is for Annie and Alastair, a option to downsize without leaving the area they love. The pair have lived in Falmouth for over 15 years and are well rooted into the community.

*'a sustainably located infill plot offering an opportunity for a self build future proofed home for a long standing Falmouth resident'*

This application will take the key design criteria of our clients brief:

- create a two bedroom future-proofed forever home
- respect the site and surrounding area in form and function
- use natural, sustainable materials where possible
- design an efficient home that allows for maximum garden space

This will be achieved through a new build, single storey house.



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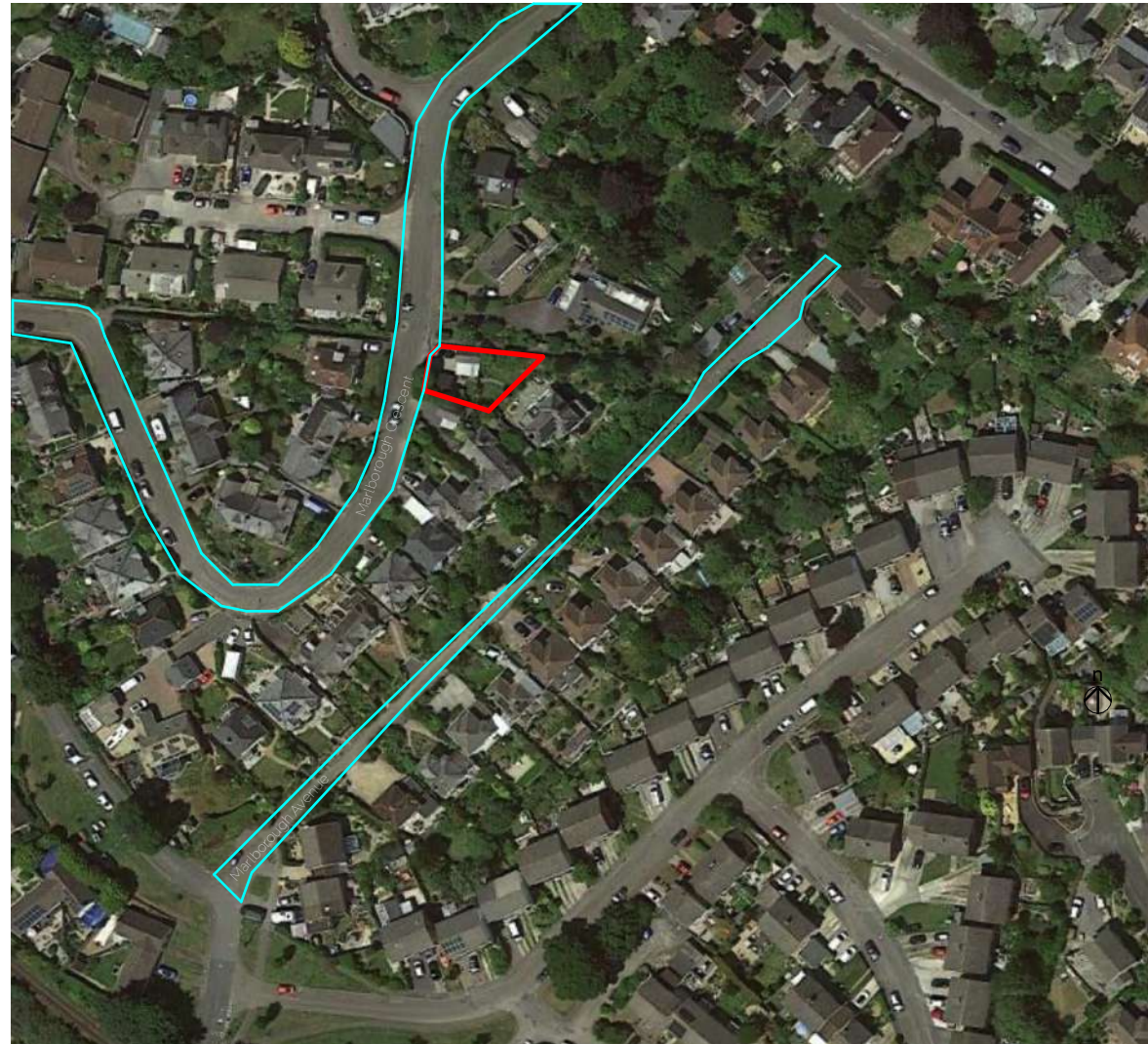
## context

The site lies in the west of Falmouth, between Marlborough Crescent and Marlborough Avenue. It's approximately 20 minutes walk to Falmouth Town train station and 5 minutes walk to Penmere train station.

The property has neighbouring buildings to the South and East. To the North is a footpath connecting the Crescent and Avenue and to the West is Marlborough Crescent.

There is a mixed vernacular which forms the character of the area. The prevailing styles are dormer bungalows or two storey, pitched roof houses with the upper portion clad in either tile or timber.

Under DG3 Character Area, this area is classed as the Zone 8 Inter War Suburban Owner/Occupier Homes. Interestingly, this area grew out the 1923 Housing Act where subsidies were given to private house builders. As such, a variety of housing styles and sizes are present depending on land owners needs.



site in context \_ google maps

site indicated in red



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site analysis

The site is currently occupied by a garage, shed and a garden 'chalet/annex' building. There is off road parking for two cars.

The site gradually slopes down to the East and South.

The site is not in a conservation area.  
The site is not in a flood zone or thought to be at risk of flooding.

Site area: 247.5 sqm



01



02



03

01 \_ aerial view of site  
02 \_ rear view of garage and chalet  
03 \_ street view of parking/garage



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**planning context**

*Cornwall Local Plan Strategic Policies 2010-2030 (Adopted 22.11.2016)*  
 Policy 1 Presumption in favour of sustainable development  
 Policy 2 Spatial Strategy  
 Policy 2a key targets  
 Policy 3 Role and function of places  
 Policy 12 Design  
 Policy 13 Development standards  
 Policy 16 Health and wellbeing  
 Policy 21 Best use of land and existing buildings  
 Policy 22 European protected sites  
 Policy 26 Flood risk management and coastal change  
 Policy 27 Transport and accessibility

*Falmouth Neighbourhood Development Plan - post examination version March 2020 DG1, DG2, and DG4*  
 National Planning Policy Framework 2019  
 Section 1. Introduction  
 Section 2. Achieving sustainable development  
 Section 8. Promoting healthy and safe communities  
 Section 9. Promoting sustainable transport  
 Section 12. Achieving well-designed places  
 Section 14. Meeting the challenge of climate change, flooding and coastal change  
 Planning Practice Guidance

*Cornwall Design Guide 2013*  
 Chief Planning Officer Guidance Note: Good Design in Cornwall

*Principle of Development*  
 within a residential area of Falmouth, well related to shops, transport links, health services, schools and education establishments, the local park, and employment opportunities. The Falmouth Neighbourhood Development Plan (NDP) together with Policy 3 of the Local Plan, support the principle of new residential development within Falmouth. Notwithstanding this, the success of the proposal depends on how well the proposal can integrate with the character of the area and reflect local distinctiveness.

*Highways*  
 Safe access to highway for the host dwelling site and also the newly proposed.

*Detailed Design*  
 The site is not within the conservation area. Notwithstanding this, design to not impact others is key. The application therefore has to conform to Policy 12 (1) of the Local Plan and Policy DG4 of the NDP.

*Reuse of land*  
 NDP supports small scale development on brownfield sites and will support increased density if it delivers good design.



location plan\_indicating recent infill approvals in green  
 indicating site in red

**Consultation**

The application and design was submitted and presented to Falmouth Town Council as part of a formal pre-application process. This aligns with local policy as part of a collaborative design process.

No inherent issues were raised with the design or proposal.



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**built enviroment**

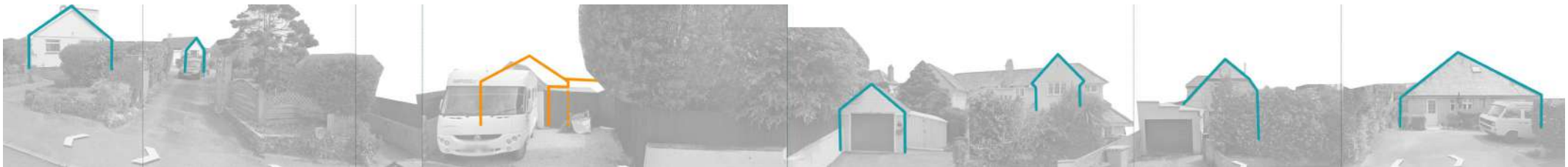
Understanding the local built environment typology gives the proposed design grounding in its surrounding.

When reviewing the forms of the dwellings along Marlborough Crescent, the built forms rings true with the local Character Statement with a diverse mix of building types and sizes. However, what stands out is a gable frontage which faces onto the street. This style is a point to reference as part of any proposed scheme.

Further to this, the distance of the building from the highway and the boundary treatments has similarities - slightly set back behind low walls with vegetation.



site photographs \_ marlborough crescent



elevation study \_ marlborough crescent  
existing gables highlighted in blue  
proposed gables highlighted in orange



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**design and access**

use

The proposed use will be unchanged as Use Class C3 residential dwelling.

amount:

	existing	proposed
ground floor	21.6	76
garage and lean-to	30.7	
total	52.3 sqm	76 sqm

The property meets the technical housing standards - nationally described space standards

2b4p @ 1 storey - 70sqm



visualisation of proposal - view from arrival



visualisation of proposal - aerial view



visualisation of proposal - view from garden



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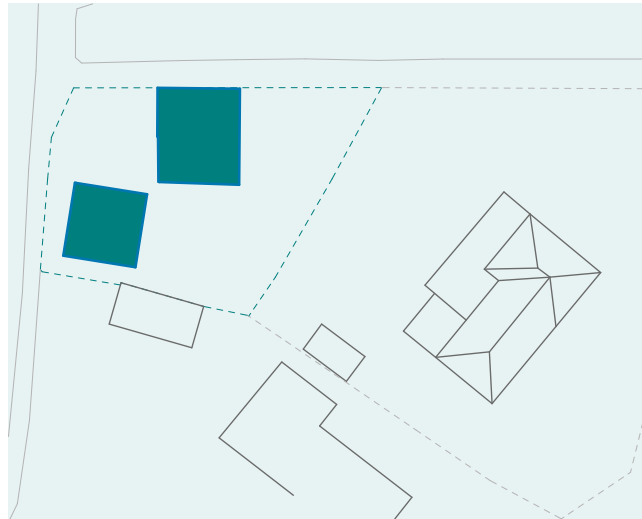
**design and access**

form position

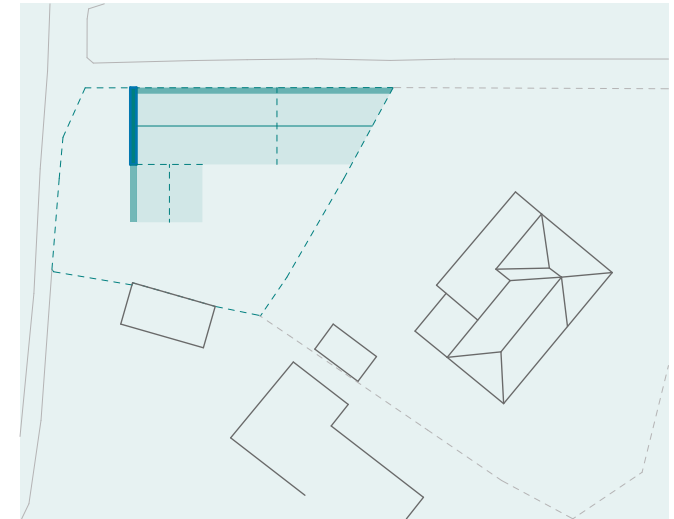
The form position has been derived from local building nolly plan. It also has been designed to maximise amenity space will reducing adverse impact on boundary and neighbouring property.

Keeping the building to the North boundary retains light into the host dwellings garden.

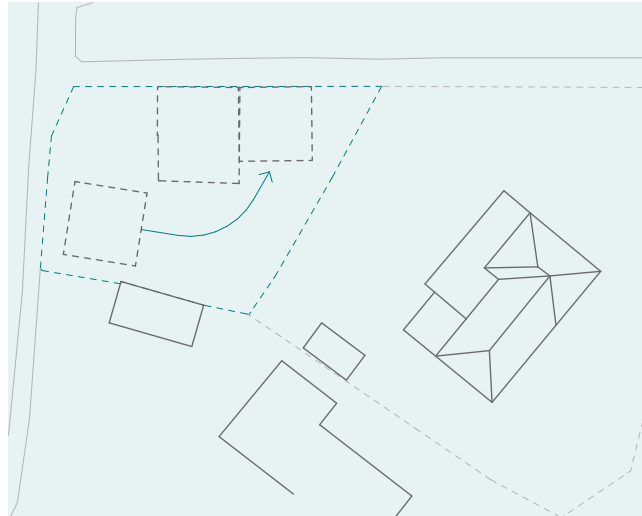
The primary elevation is defined by a pitched gable end, to reflect the character of the adjacent buildings and wider area.



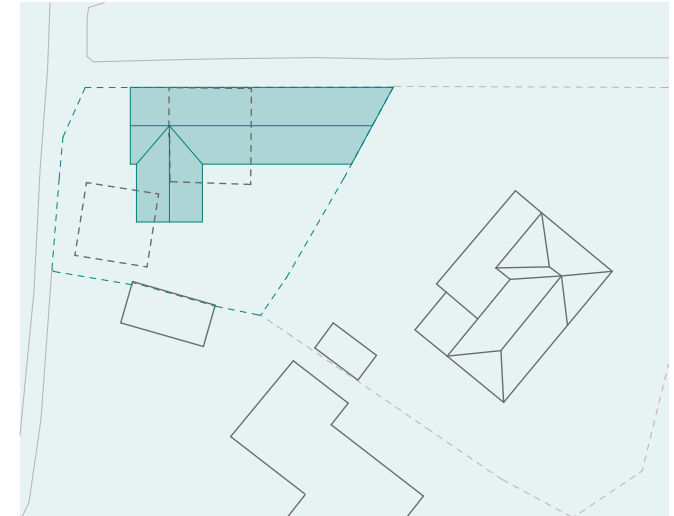
1. existing, 1:500  
Blue hatches denote existing structures to be removed



3. define primary elevation with gable and turn to garden to reflect character of neighbouring properties



2. demolish existing and concentrate massing to North to maximise area of South facing garden and pull away from neighbouring building



4. proposed, 1:500  
Blue hatch denotes proposed structure  
Grey dashed lines denote existing structures to be removed



## design and access

### layout

This scheme is a modest two bedroom house. Designed to feel open, with large format glazing facing South to maximise light and connections to the garden space; whilst minimising the impact of the frontage onto Marlborough Crescent.

After testing several schematic layouts, this arrangement works best with the site in terms of the balance between internal and external space; with rooms facing either the garden or entrance court, without overlooking neighbouring properties. This scheme works across one floor only. This is to future-proof the proposal and allow easy accessibility. It's also to keep the ridge height as low as possible, removing any risk of overlooking or overshadowing to neighbours.

Further to this, the footprint of the building has been designed around the budgetary needs of the client and the environment. Providing 'just enough' offers a sustainable approach to building.

The layout follows guidance as set out in the Falmouth NDP in regards infill; *designed to avoid 'garden grabbing' with associated overlooking, overshadowing and access/parking problems.*



axonometric of proposed layout\_ground floor  
orange dashed lines indicate outline of existing development



## design and access

### scale

The scale of the building is modest, with street elevation having a gable sitting at below 1.5 storeys. The rear and side arms of the building are only 1 storey allowing the buildings mass to fall away towards to the boundaries.

The proposed parking is tucked behind the existing wall, with the gable of the new dwelling enlivening the streetscape and replacing the existing, defensive fencing.



proposed photograph \_ street elevation



proposed visualisation \_ street elevation





### design and access

#### landscaping

To the West of the property, the existing off road parking area has been extended to allow for safer exit onto the highway. The drive will be made up of permeable paving.

Light landscaping in the form of bedding and borders will soften the building into the garden.

To the South of the property a terrace will be extended out into the garden. This will be bedded in to the garden space using local planting.

#### access

Access remains as existing but allows for increased off road parking, electric car charging point and dedicated recycling and refuse.



proposed visualisation - landscaping



examples of landscaping styles



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### design and access

#### appearance

A material palette has been chosen to relate to the existing surrounds and follow a trend described in the character study.

- the principle roof will be clad in a natural slate roof
- the principle house walls will be clad in render and vertical boards of locally sourced larch on others



proposed visual of west elevation



01



02



03

- 01. example of slate roofing
- 02. example of vertical cladding
- 03. example render



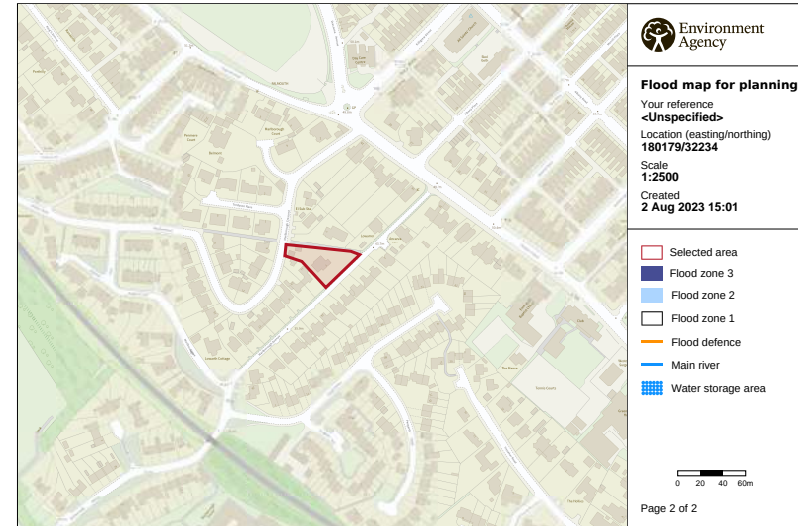
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**design and access**

flood risk

An assessment of the flood risks has been carried out by using the Environmental Agency's flood mapping software. The site falls within flood zone 1 and as such has a low probability of flooding.

As a rule, the development will look to provide water storage through rain water butts and also permeable hard landscaping to reduce any impact.



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flood zone mapping via the environmental agency, NTS

services

The site will be connecting to mains water and power, although some power is to be provided onsite through renewables along with air source heating.

Rain water will also be dispersed of via a soak away.

*Please see existing and proposed ground floor plan for services diagram.*



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## planning policy

### Relevant Planning Policy Framework

The proposal to build a modest new dwelling in the grounds of 1 Marlborough Avenue, Falmouth has been rigorously and sensitively designed to meet the requirements set out in the National Planning Policy Framework (NPPF) and relevant policies set out in the Cornwall Local Plan and Falmouth neighbourhood Plan. Relevant extracts for each of these key policy documents is summarised below to demonstrate that the detailed design and siting of the proposed new dwelling responds positively to the relevant planning policy framework.

#### 1. National Planning Policy Framework

Relevant sections and extracts of the NPPF are set out below:

##### Section 2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development.

8 b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

##### Determining applications

47. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

#### 5. Delivering a sufficient supply of homes

69. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

##### Section 11: Making Effective use of Land

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

120. Planning policies and decisions should:

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained

##### Achieving appropriate densities

124. Planning policies and decisions should support development that makes efficient use of land,

#### 2. Cornwall Local Plan 2010-30

Relevant sections and extracts of the Cornwall Local Plan are set out below:

##### Vision & objectives

Theme 2: To enable self-sufficient and resilient communities.

Objective 4: Meet housing need by providing for new homes over the plan period that provide everyone in the community with the opportunity of living in an appropriate home, supported by local community facilities.

Objective 5: Allow people and communities to provide for jobs and deliver homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.

Theme 3: To promote good health and wellbeing for everyone.

Objective 7: Meet a wide range of local needs including housing and for community, cultural, social, retail, health, education, religious, and recreational facilities, in order to improve quality of life and reduce social exclusion.

Theme 4: To make the most of our environment.

Objective 9: Make the best use of our resources by:

b. Maximising the use of previously used land;

##### Policy 1: Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan.

We will work with applicants, infrastructure providers and the local community to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan and supporting Development Plan (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.

##### Policy 2a: Key targets

The Local Plan will provide homes in a proportional manner where they can best meet need and sustain the role and function of local communities and that of their catchment. Development proposals in the period to 2030 should help to deliver:

1. A minimum of 52,500 homes at an average rate of about 2,625 per year to 2030, to help deliver sufficient new housing of appropriate types to meet future requirements. In particular, meeting affordable housing needs;

##### Housing mix

2.29 People wishing to build their homes: The Government is keen to help individuals commission their own homes either through self-build or custom build. Such schemes can be an effective way to increase the mix of housing types and tenures and have the potential to increase the delivery of innovative and highly sustainable developments in a cost effective manner.

2.30 Single person and family households: The SHMNA shows a significant increase in single person and couple households driven in the main by the increasing number of older person households, and concludes, particularly in relation to affordable housing, that there will be a high demand for smaller one to two bed properties. The delivery of an increased number of smaller units will allow downsizing to take place, freeing up larger homes in the Plan area.

2.31 Meeting high levels of housing need, evidenced through the Strategic Housing Market Needs Assessment and the Cornwall Housing Register, particularly need for affordable housing, is a key objective for the Council. Delivery of the new housing development of the right quantity and type is fundamental to achieving sustainable communities. This will involve ensuring a range of tenures and dwelling types in new developments.

##### Policy 12: Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:

a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and

b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space;

2. In addition development proposals should protect individuals and property from:

a. overlooking and unreasonable loss of privacy; and



## planning policy

b. overshadowing and overbearing impacts; and  
c. unreasonable noise and disturbance.

2.81 The Residential Amenity Space Standards Supplementary Planning Document will set the minimum performance and space standards expected in planning applications for residential curtilages. The document will not cover space inside the dwelling which is covered by national guidance contained in the 'Technical housing standards – nationally described space standard' (March 2015) [www.gov.uk/government/publications/technicalhousing-standards-nationally-described-spacestandard](http://www.gov.uk/government/publications/technicalhousing-standards-nationally-described-spacestandard) (or successor standards), which the Council will apply to Policy 13.

Policy 13: Development standards

All new development will be expected to achieve the provision of the following:

1. Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting nationally described space standards for all affordable housing;
3. An appropriate level of street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services; and 4. Sufficient and convenient space for storage for waste, recycling and compostables; and 5. Avoidance of adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, vermin, waste, pollution and visual effects. Such adverse impacts should be avoided or mitigated during the construction, operation or restoration stage of development; and 6. Utilising opportunities for natural lighting, ventilation and heating by design, layout and orientation.

Policy 21: Best use of land and existing buildings

To ensure the best use of land, encouragement will be given to sustainably located proposals that:

- a. use previously developed land and buildings provided that they are not of high environmental or historic value;
- c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;

3. Falmouth Neighbourhood Development Plan 2019 to 2030 Policies DG6 (Design and the historic environment) and DG7 (Design in the conservation area) of the Falmouth Neighbourhood Development Plan have also been considered and influenced the detailed design and siting of the proposed new dwelling.

Assessment of the design and siting of the proposed new dwelling  
This proposed modest new dwelling has been carefully and sensitively designed and sited to make a positive contribution to the local street scene and character and appearance of the locality. The proposal has also been carefully designed and sited to ensure that there is

sufficient amenity space, including off street parking, for both the existing house and the new dwelling as well as mitigating any impact on the residential amenities of neighbouring properties. In summation, the detailed design and siting of the new dwelling responds positively to the planning policy framework set out above. Key elements of the proposed new dwelling and how it meets the relevant planning policy framework are summarised below:

- The detailed design and layout of the new dwelling, including its modest scale, use of materials and sensitive siting responds positively to the character and appearance of the local area by providing continuity with the existing built form whilst recognising that it comprises a mix of house types, layouts and sizes with varied architectural styles. The well-designed dwelling embodies a key aspect of sustainability through applying the principles of good design and carbon saving measures and will add visual interest to the character of the street scene even though it would be discreetly sited.
- The new dwelling would provide a modest custom built new two-bedroom home for a local couple who are looking to downsize their accommodation requirements. This proposal therefore responds to the conclusions and recommendations set out in the SHMNA, which recognises a high demand for smaller one to two bed properties and enables the freeing up of a larger home in the Falmouth area.
- The modest size of the new dwelling meets both the internal space standards (contained in the 'Technical housing standards – nationally described space standard') and amenity space standards required by Cornwall Council.
- The new dwelling makes effective use of land whilst avoiding an over development of the site and taking into account the character of the surrounding area and mitigating any impacts on neighbouring properties such as overlooking and loss of privacy through careful siting and design.
- The new dwelling would be in a very sustainable location in the heart of Falmouth and in very close proximity and walking distance to the town centre, Penmere train station, various local bus stops and to key services and facilities, including schools and health centres.

*In conclusion, the proposed new dwelling complies with relevant sections of the NPPF, Policies 1,2a,3,12,13 and 21 of the Cornwall Local plan and Policies DG6 and DG7 of the Falmouth Neighbourhood Development Plan.*







**sustainability**  
building methodology

STUDIO/gather provides our clients with proposals that reach beyond current building regulations and create buildings that drive for prolonged sustainability. This is threaded into the design process from the start, allowing the developments to react and harness passive energies, engage with their natural environments and give back more than they take.

A few key areas of criteria are:

- creating a new dwelling that strives for passivhaus standards
- designing to use low carbon building materials; no concrete, no PIR insulation
- taking guiding principles from Cornwall Councils' Sustainable building design guide
- use of natural and/or recyclable materials including reclaiming from the existing
- renewable power sourcing through PV panels and low input electric heating looking to create a zero carbon building
- high levels of insulation and air tightness
- specified low energy fixtures and fittings
- systems to recycle and replenish waste material throughout the build starting with an onsite building material audit
- increased biodiversity through local and/or struggling species planting
- onsite facilities for electric vehicle charging
- reduce water consumption onsite and store rainwater for onsite use

Further to this, as a practice, we plant a tree for every project that we have the pleasure of undertaking. We are also part of the RIBA 2030 Climate Challenge and Architects Declare. This means we don't just say we are going to be sustainable, we need to prove it to form an alliance with other architectural practices pushing to reduce the construction industries carbon use.



- 01. locally sourced structural timber milled in cornwall
- 02. solar array
- 03. wood fibre highly insulated roof
- 04. wood fibre highly insulated wall
- 05. locally sourced larch cladding
- 06. triple glazed timber windows
- 07. no concrete screw pile foundations
- 08. easy construction low waste structure
- 09. low e fixtures and fitting
- 10. high levels of air tightness and mvhr systems



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	requirement	proposal	result
space heating	30kWh/m2/pa	29.9kWh/m2/pa	PASS
total energy consumption	40kWh/m2/pa	34.5kWh/m2/pa	PASS

**energy efficiency**  
summary of findings

STUDIO/gather has employed a independent accredited Low Carbon Consultant - Melin Consultants - to provide a range of calculations, assessments and testing to prove compliance with Part L of the building regulations, along with Cornwall Councils Local plan (2010 - 2030) and Cornwall Council's Climate Emergency Development Plan (Feb 2023).

Criteria of which includes;

- sufficient renewable energy generation and/or energy efficient measures to reduce the carbon emissions and energy usage
- space heating demand less than 30kWh/m2/annum
- Total energy consumption less than 40kWh/m2/annum
- onsite renewable generation to match the total energy consumption, with a preference for roof mounted solar PV

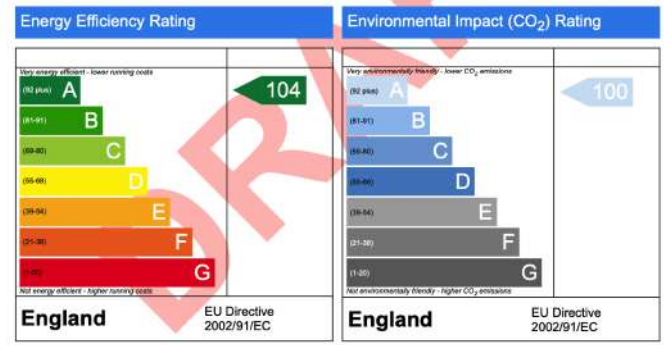
Full calculations and statements have been submitted as part of this application.

Summary statement;

*' with the inclusion of energy efficient measures including low U values, air test figure in addition to an efficient air source heat pump and 6.00 kWp of Solar PV panels, the proposed development can demonstrate a potential to achieve net zero carbon emissions over a Part L Building Regulations 2021 target emissions rate as outlined in the table above '*

Full SAP Calculation Printout						elmhurst energy	
Property Reference	729930		Issued on Date	06/11/2023			
Assessment Reference	729930		Prop Type Ref	729930			
Property	1 Marlborough Avenue, Falmouth, Cornwall, TR11 2RW						
SAP Rating	CO2 A	DER	33.44	TERR	11.10		
Environmental	DOA	% DER < TERR		103.90			
CO2 Emissions (t/year)	25.1	DFER	33.42	TFER	46.34		
Compliance Check	See BREL	% DFER < TFER		18.15			
% DFER < TFER	111.47	DFOR	46.75	TFOR	68.81		
Assessor Details	Mr. Kyle Jones		Assessor ID	A053-0901			
Client	729930, Anna & Alastair Morrison						

Predicted Energy Assessment			elmhurst energy	
1 Marlborough Avenue, Falmouth, Cornwall, TR11 2RW	Dwelling type:	Bungalow, Detached		
	Date of assessment:	06/11/2023		
	Produced by:	Kyle Jones		
	Total floor area:	86.48 m <sup>2</sup>		
	DRRN:			
<p>This document is a Predicted Energy Assessment for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property. This will include more detailed information about the energy performance of the completed property.</p> <p>The energy performance has been assessed using the Government approved SAP 10 methodology and is rated in terms of the energy use per square meter of floor area; the energy efficiency is based on fuel costs and the environmental impact is based on carbon dioxide (CO<sub>2</sub>) emissions.</p>				



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Summary

This document looks to outline the proposal for a new build dwelling on a brownfield, infill site. It has been considered as a way to offer an appropriate densification of the site through the creation of a modest, future-proofed, sustainable 2 bedroom house.

We trust the scheme looks fitting. If there is any further information required please do get in touch.



*'a sustainably located infill plot offering an opportunity for a self build future proofed home for a long standing Falmouth resident'*



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