

**COO:RCH**

**PLANNING**

**Project Name: The White House, 49, Well Way, Porth,  
Newquay, TR7 3LS**

**Design & Access Statement 2023**

First published by Co-Arch Studio, 2023.

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Please note:  
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

# Introduction

# 01

## 01

### Opening Statement

This statement has been prepared by Co-Arch on behalf of our client, Antonia Harman, in support of their proposal for the:

An residential extension of the White House, 49, Well Way, Porth, Newquay. This Statement sets out the relevant background for the determination of the planning application, including a description of the site and its surroundings, the relevant planning history, relevant planning policy, details of the development proposed and assessment of the relevant planning and heritage considerations.

# Site Appraisal

# 02

## Site Location

The site can be found at 49 Well Way in Porth, Newquay. I

t's a two-story house situated in a residential neighborhood and is conveniently close to the central attraction of the area, which is Porth Beach. You'll also discover various restaurants, villas, and hotels in the vicinity.

The buildings surrounding the site have different architectural styles, but they all have white exteriors in common. The area mainly consists of smaller residential structures, with some larger buildings closer to the beach, ranging from one to four stories in height.



■ Site Location



## Site Context

The site at hand features a substantial two-story residence, distinguished by its use of white render, a material that prominently characterizes the architectural landscape in the area. The building's architectural form sets it apart from its immediate surroundings, introducing a unique design while maintaining harmony with the local material palette.

The existing dwelling is positioned, set back from the main street, with a front driveway and a surrounding boundary thoughtfully defined by hedges, trees and a fence



Image Credit: Google Earth

## Site Context

The site is strategically elevated in relation to its surrounding terrain, affording breathtaking views of the beach and the entire area from the upper levels of the existing dwelling.



Image Credit: Google Earth





### Site Key Features

The diagram to the right shows the main arrival routes via car, the neighbouring cluster of buildings and the beach to the north. The sun path diagram shows the building is west facing and sheltered to solar gains.



Image Credit: Google Earth

#### Legend

- ☀ Sun Directions
- ▲ Site
- ✖ Key Road
- Green
- ▲ Secondary Roads
- ✖ Existing Building Line

### Existing Context & Materials

The architectural landscape of the immediate vicinity exhibits a distinctive blend of design elements, characterized by the prevalent use of white render. Additionally, several structures in the area incorporate brick and wood paneling, reflecting a maritime-inspired architectural theme.

Diversity in both architectural scale and style is readily observable, with numerous buildings having undergone dormer extensions, thereby adding a dynamic dimension to the area's built environment. It is worth noting that certain buildings within the locale draw inspiration from the villa-style aesthetic, further enhancing their appeal through the strategic incorporation of palm trees that harmoniously complement their architectural character.



Image Credit: Google Earth





## Local Planning Applications

- 1. REF: C2/03/00043/ Construction of front dormer with balcony | 37 Well Way Newquay TR7 3LS Cornwall
- 2. REF: PA15/03434 | Alterations & extensions to include side extension & dormer, new porch and alterations to the fenestration | 81 Penhallow Road Newquay Cornwall TR7 3BY
- 3. REF: PA14/02766 | The alteration/extension to the existing loft with additional glazing and flat roof over. Proposed dormer to the south/east elevation | West Acre Porth Bean Road Newquay Cornwall TR7 3LT
- 4. REF: PA22/05258 | Demolition of existing single-storey side extension (conservatory) and replacement with two-storey extension on marginally larger footprint. Additional minor extension to rear to convert utility room into a family room (again with only a marginally larger footprint).| Sunny Hollow Porth Bean Road Newquay Cornwall TR7 3LT.



Image Credit: Google Earth



1. 37 Well Way Newquay TR7 3LS Cornwal



2. 81 Penhallow Road Newquay Cornwall TR7 3BY



3. West Acre Porth Bean Road Newquay Cornwall TR7 3LT

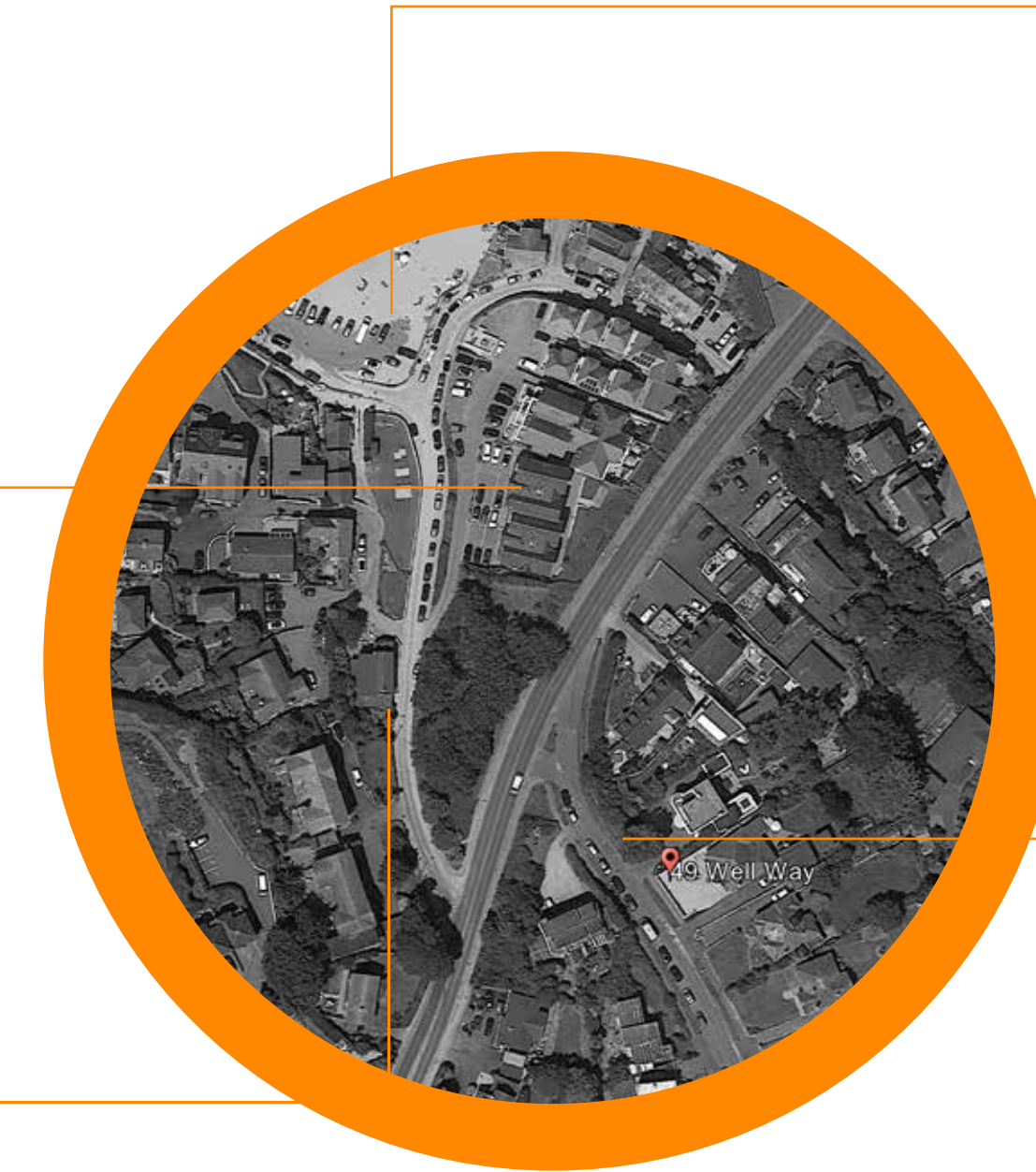


4. Sunny Hollow Porth Bean Road Newquay Cornwall TR7 3LT

## Local Facilities & Uses

Porth sands beachfront 5 star hotel

Gwenna Teahouse



Porth Beach

Site



# Evaluation

# 03

03



Image Credit: Google Earth



### Legend

- SITE BOUNDARY
- POTENTIAL AREA FOR DEVELOPMENT
- - - EXISTING VEHICULAR ACCESS
- ▶ VIEWS OUT
- - - PEDESTRIAN ACCESS ROUTE
- EXISTING BUILDING LINE
- EXISTING TREES
- BUS STOPS

## Opportunities & Constraints

### Opportunities

- The site sits on high ground allowing views to sea front
- site hidden due to trees and hedges surrounding the site
- Area has a lot of natural beauty
- site is close proximity to the beach
- area boasts local cafes and restaurants

### Constraints

- Site may be difficult to access due to being on higher ground
- Narrow access to site



# Design Proposal

## 04

### 04

## Design Strategy

### Introduction

The site is located in Porth, Newquay, Cornwall. The existing site is occupied by a two-story dwelling that has clear views of the nearby beach, a prominent focal point in the area's landscape. The site is located on a quiet residential street, it shares its surroundings with an array of homes varying in scale.

The detached existing property is discreetly set apart from the street, creating a sense of privacy, with the interposition of trees, hedges, and a driveway. The residential structures in the vicinity adhere to a similar architectural style, characterized by a white render, which pays homage to and complements the contextual aesthetics.



### Legend

- SITE
- LAND OWNERSHIP
- - - EXISTING VEHICULAR ACCESS
- - - PEDESTRIAN ACCESS ROUTE
- - - EXISTING BUILDING LINE
- EXISTING TREES
- ▲ VIEWS OUT



## Design Strategy

### Design Strategy, Use, Amount and Layout

#### Use & Amount:

Existing use – The site is currently occupied by a two story dwelling.

Proposed use – The proposal aims to address the need for additional space in the house to accommodate the growing family. It explores two potential options for expanding the house.

The design involves adding another story to the house, which would provide an extra bedroom with an ensuite bathroom.

Both options are designed to meet the client’s growing needs and make efficient use of previously unused space within the property. It’s important to note that the development will not have any adverse impact on the existing hedgerows.



#### Legend

- SITE
- - - LAND OWNERSHIP
- - - EXISTING VEHICULAR ACCESS
- MAIN ROAD
- - - PEDESTRIAN ACCESS ROUTE
- - - EXISTING BUILDING LINE
- EXISTING TREES
- ▶ VIEWS OUT

## Design Strategy

### Overlooking, Access, Refuge, Cycles and Parking

#### Layout:

The proposed layout has been carefully designed to interact with the existing context. The proposal does not affect the existing trees in the garden or site boundary. The proposed layout allows for views to the beach front as well as large rooms to respect the nature of the building. It also does not block light or views for neighbouring properties.

#### Overlooking:

The orientation of the window and the door placement has been carefully considered to respect both the existing neighbouring properties.

#### Access:

Vehicular access is to remain as existing.

#### Refuse Storage:

Refuse is to remain as existing.

#### Parking:

Parking is to remain as existing.



#### Legend

- SITE
- - - LAND OWNERSHIP
- - - EXISTING VEHICULAR ACCESS
- MAIN ROAD
- - - PEDESTRIAN ACCESS ROUTE
- - - EXISTING BUILDING LINE
- EXISTING TREES
- PARKING SPACES



# Design Strategy

## Scale, Mass and Form:

The majority of properties in close proximity to the site vary between two and three storeys in height, with the occasional single storey building with some having dormer extensions dotted along the street. The properties are an eclectic mix of houses, occasional bungalows, semi-detached homes, detached larger buildings. With an addition of another story.

The mass of the proposal has been designed to be sympathetic to the surrounding context and neighbouring properties. The majority of buildings in the immediate area are two three storey in height. and not to overshadow the existing property.

The proposed development draws inspiration from the existing form.



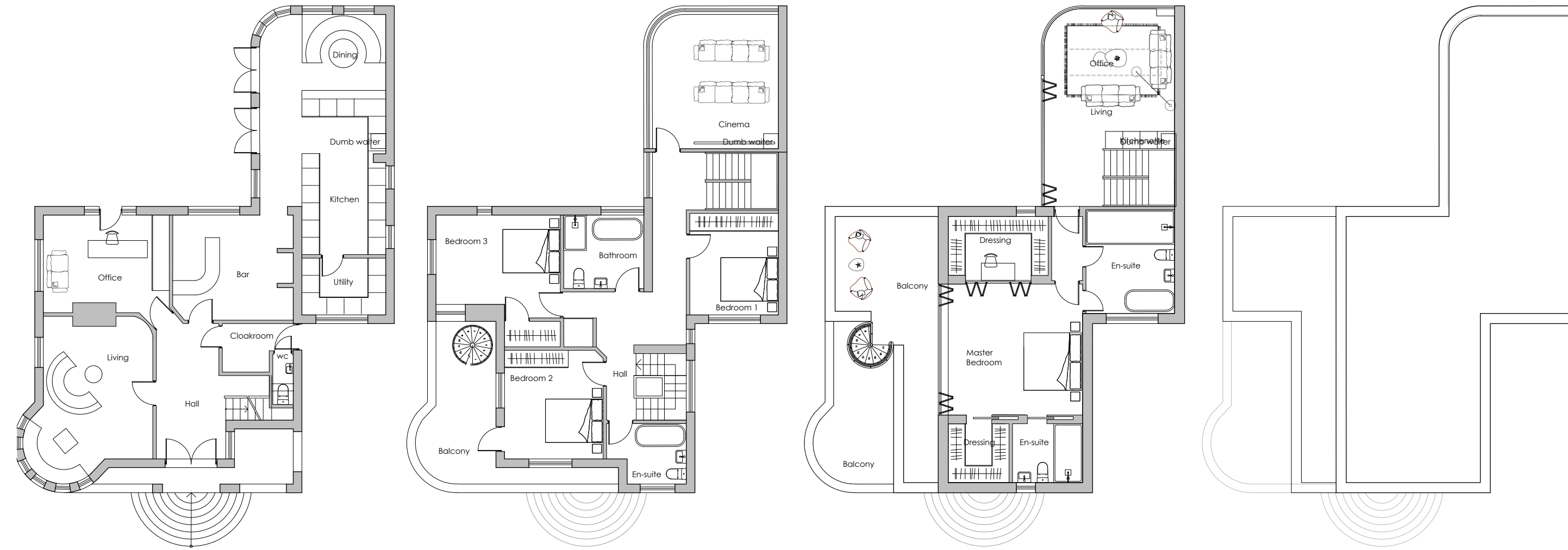
# Design Strategy

## Existing Block Plan

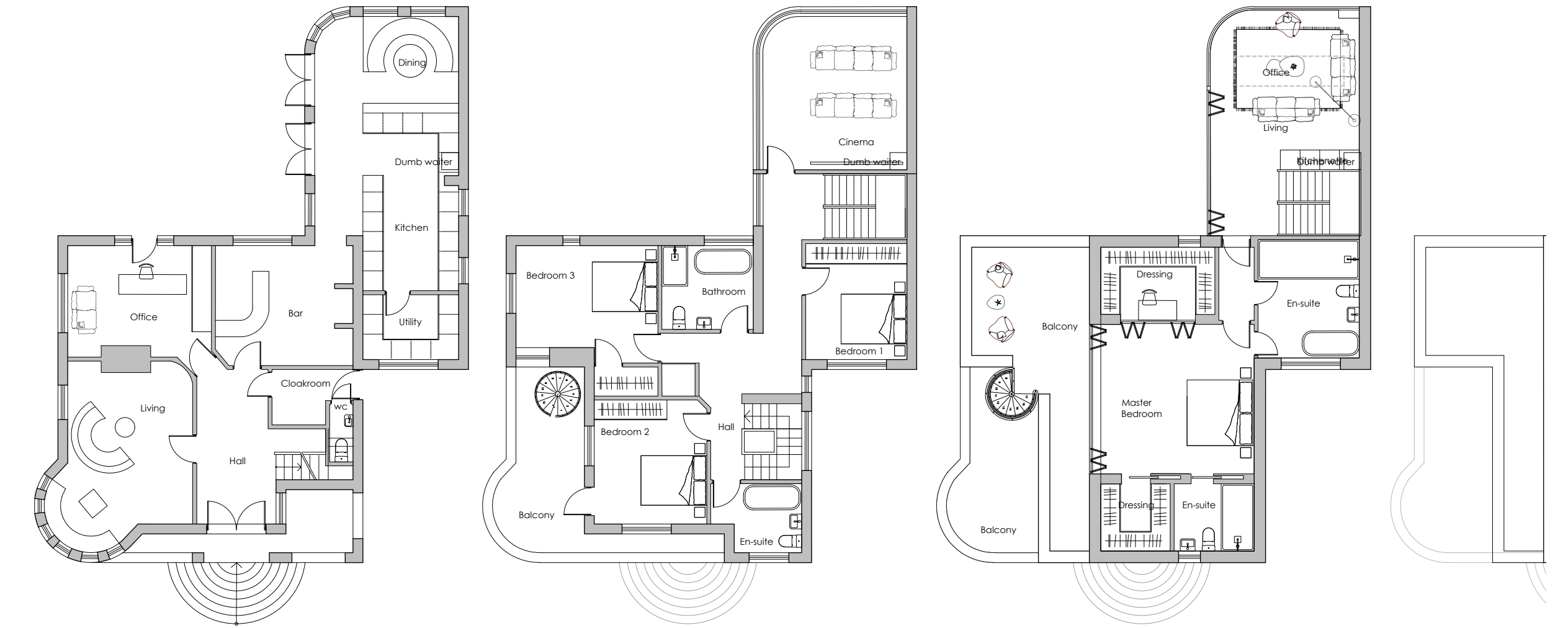
## Proposed Block Plan



# Design Strategy



# Design Strategy





# Design Strategy



Existing North West Elevation  
1:100



Existing South East Elevation  
1:100

# Design Strategy



Existing North East Elevation  
1:100



Existing South West Elevation  
1:100

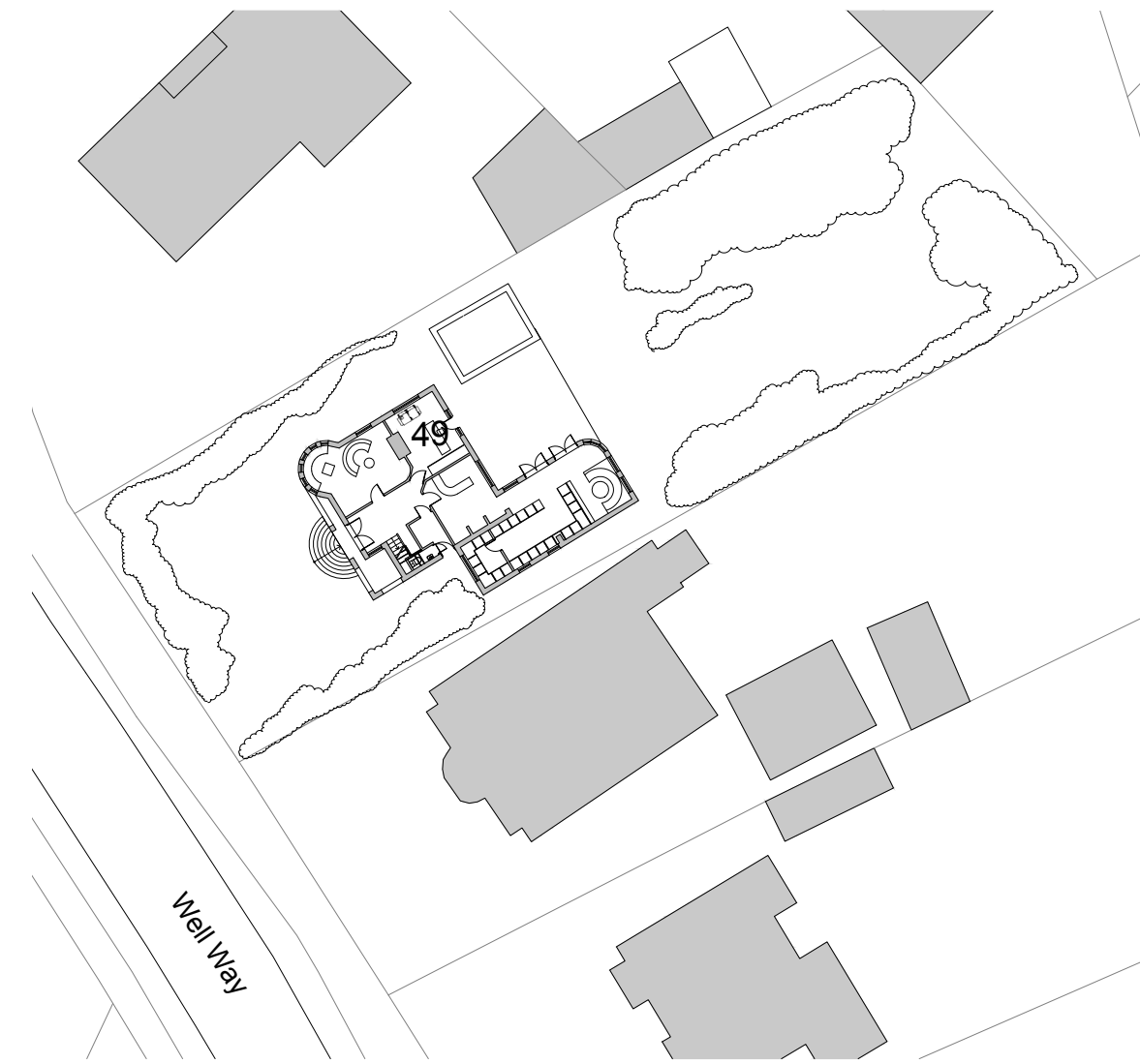


# Design Strategy

Existing Site Plan

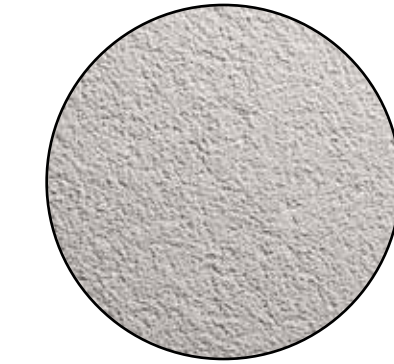


Proposed Site Plan



# Materials

All materials proposed are to be of high quality and will be finished to an equally high standard. Where possible materials will be locally sourced to increase sustainability. The existing surrounding buildings boast an eclectic mix of materials with no overarching materiality.



1. White render



2. Black window frame





## Landscaping

The proposed development retains existing hedge rows located along the site boundaries.

The trees which are located in the rear garden and to the front of the site remain as existing, continuing the existing privacy of the family home.



### Legend

- SITE
- EXISTING GREEN AREA
- EXISTING TREES

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