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27 September 2023

Reference: 0691PA

Revision: 1

Design & Access Statement



In support of the planning application for
Mr & Mrs Kelland

To

Construct a New Dwelling



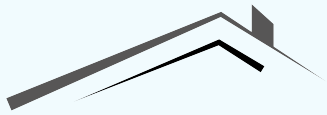
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Company Reg: 8953942

Directors: A. Gould & R. Gould

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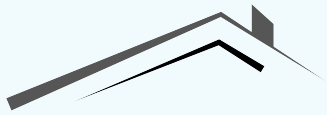
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1. Purpose of this document

To support the application for the construction of a 1 and a half storey dwelling

2. Site Setting & Contextual Appraisal

2a. Site Location

Land NE of Meadow View, Prosper Road, Roche, PL26 8PR

2b. Photographs



P.1 Existing Site & Meadow View



P.2 Existing Garage



P.3 Meadow View & The Beeches



P.4 Propser Road

2c. Architectural Character and Background

The existing site is set within the residential curtilage of Meadow View. The existing plot consists of a residential bungalow and large detached garage, which was formerly used for commercial purposes. The detached garage is no longer used for commercial purposes and has since been used in conjunction with Meadow View.

Meadow View is a single storey dwelling constructed circa 1990, it is finished in concrete tiles, uPVC windows, rendered walls with stone quoins. The existing garage is constructed from block and finished with a corrugated roof.

The immediate neighbours; The Beeches & Carmiche are constructed in a similar style and scale to Meadow View, i.e. bungalows with uPVC windows and quoins. There is also a mix of building styles and



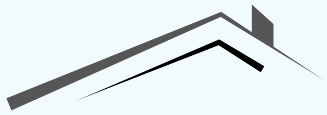
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ages along Prosper Road and, the neighbouring, Trezaise Road. Much of these properties are also detached dwellings with a handful finished in more natural materials such as slate roofs and stone effect walls.

The proposal is located within Trezaise which is just south of Roche. Roche is a medium density settlement with a mixture of residential and commercial use. The village sits at the heart of Roche Parish and is the main residential settlement. Much of the parish is a mixture of agricultural and industrial land with associated dwellings.

2d. The Proposal

The proposal is to construct a 1 and a half storey dwelling within the residential curtilage of Meadow View to provide a family home. The dwelling will use natural effect materials such as slate roof and natural stone cladding to reflect the character of the historic buildings within the parish.

The proposal will remove the existing detached garage/workshop to the front of Meadow View to allow space for the new dwelling. The new dwelling shall be positioned at an angle to the road to enhance the visual connection between The Beeches, Meadow View and the new property.

There is an existing shared access which serves The Beeches & Meadow View which shall also serve the proposed dwelling.

The scale/massing of the proposal has been kept proportionate to the surrounding properties to respect the immediate surroundings and reduce the risk of overbearing. The ridge height is at similar level to The Beeches & Meadow View and the windows have been positioned to reduce the risk of overlooking.

The proposal seeks to incorporate some of the characteristics of Roche parish within the design via the use of pitched roof, natural slate, natural stone cladding and form whilst also bringing in some contemporary influence via layout, room usage and style.

3. Design Concept

3a. Architectural Style, Character and Material

Careful design considerations have been undertaken to ensure the Architectural style of the proposal responds positively within the area. The proposal will use locally used finishes such as slate roof and rendered walls whilst also incorporating some modern 'natural stone cladding'. The natural stone cladding is an innovative system that uses natural stone in an easy to apply method in conjunction with modern building standards.

3b. Materials

- Wall Finish - Painted render and natural stone cladding
- Roof Finish - Natural slate
- Windows and Doors - uPVC
- Facias & Soffits - uPVC
- Rainwater Goods - uPVC



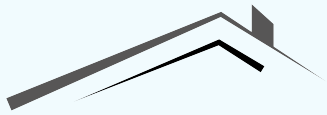
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3c. Siting

The design has been sited on the north east of the existing plot and angled to create a visual connection between; The Beeches, Meadow View and the proposal. All properties use the same shared access.

3d. Scale and Massing

The proposal has been designed to be respectful in scale to the surroundings according with NPPF para 56, 58 and Cornwall Local Plan 2010 - 2030 whilst reflecting the Architectural scale of the existing buildings.

3e. Landscaping

The proposal will have parking to the front with some garden space leading towards the road. The rear of the property will be benighted via a south facing garden.

3f. Vehicular Access & Parking

The shared access between The Beeches & Meadow View will also serve the proposal and shall lead to a private driveway. This drive way will have space for 3+ Vehicles



4. Environmental Factors

4a. Environmental Statement

The village of Roche is well served by local businesses and facilities whilst also having excellent public transport links

4b. Nature Conservation / Ecology Assessment

Our Client is not aware of any ecology that maybe affected by the proposal

4c. Contaminated Land Statement

The proposal is sited on existing residential curtilage the client is not aware of any contamination issues.

4d. Drainage & Flood Risk

The proposal has been assessed against the Environment Agency Flood Zone Maps available on their website and the site is within Flood Zone 1 and therefore no Flood Risk Assessment is required.

4e. Foul Sewage Treatment

The proposal will connect into the existing mains system and the client will obtain the necessary consents from South West Water.





5. Planning Statement

5a. **Planning History**

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C2/77/00462 | USE OF DEEP LITTER CHICKEN HOUSES AS PART TIME GARAGE/MACHINE SHOP Decision - Refused 31/05/1977



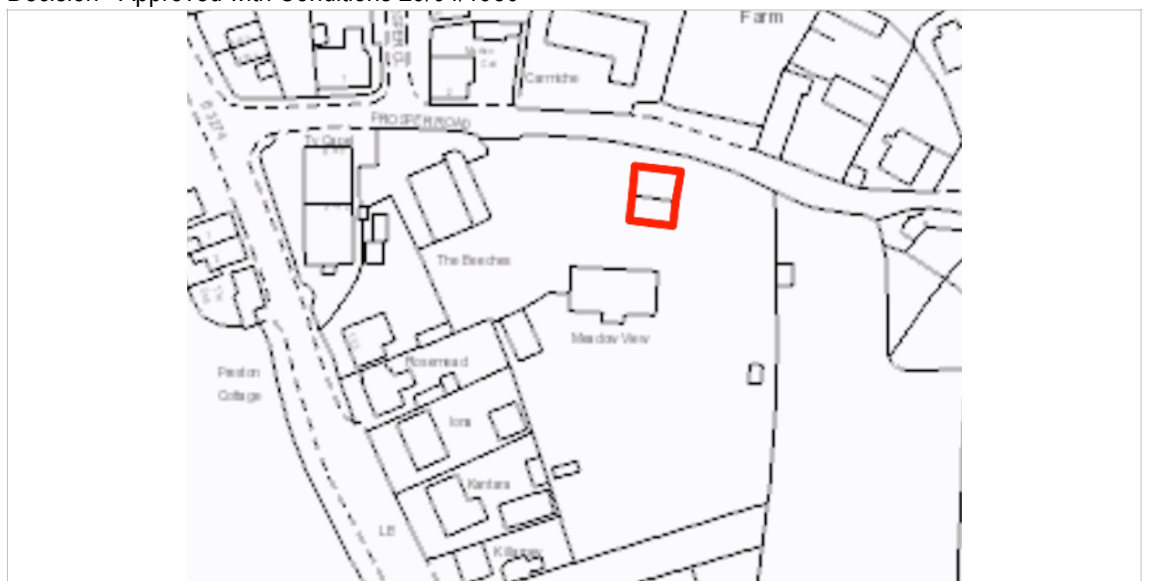
C2/77/00462 - Planning Map

C2/79/01368 | USE OF FORMER CHICKEN HOUSES FOR PRIVATE GARAGE, WORKSHOP AND STORE

Decision - Non-detrimental 31/12/1979

C2/80/00223 | ERECTION OF PRIVATE GARAGE/WORKSHOP PERSONAL ENUREMENT

Decision - Approved with Conditions 29/04/1980



C2/80/00223- Planning Map



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**C2/81/00340 | ERECTION OF TWO BUNGALOW REFUSED 28/4/81 APPEAL DISMISSED T/APP/
5160/A/81/10131/G5**
Status - Unknown 18/10/1981



C2/81/00340 - Planning Map



C2/82/00468 | ERECTION OF GARAGE/WORKSHOP PERSONAL ENUREMENT
Decision - Approved with conditions 10/08/1982

C2/90/00782 | ERECTION OF BUNGALOW
Decision - Approved with Conditions 14/08/1990



C2/90/00782 - Planning Map



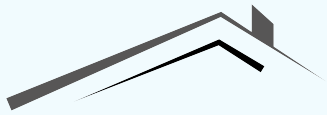
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C2/92/00717 | ERECTION OF BUNGALOW.
Decision - Approved with Conditions 17/02/1993



C2/92/00717 - Planning Map



C2/95/00230 | ERECTION OF BUNGALOW AND DOMESTIC GARAGE.
Decision - Approved with Conditions 07/04/1995



C2/95/00230 - Planning Map



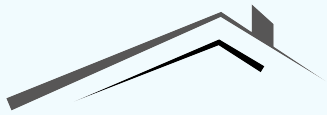
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5b. National Planning Policy Framework (NPPF)

The fundamental principle of the NPPF is to achieve sustainable development.

The introduction of the NPPF (Para. 1 - 6) sets out the governments requirements of the planning system and provides a framework for local councils and neighbourhoods to work within when producing localised plans.

Para. 7 - 14 offers a framework as to how sustainable development can be achieved and states that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

Economic role

Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure

Social role

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being

Environmental role

Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para. 15 sets out twelve core principles that should underpin both plan-making and decision-taking.

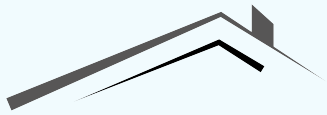
While the following paragraphs up to and including para. 217 offer thirteen subsections on 'Delivering Sustainable Development' of which the following are relevant to this proposal:

- Section 1.** Introduction (Para. 1 - 6)
- Section 2.** Achieving sustainable development (Para. 7 - 14)
- Section 3.** Plan - making (Para. 15 - 37)
- Section 4.** Decision - making (Para. 38 - 58)
- Section 5.** Delivering a sufficient supply of homes (Para. 59 -79)
- Section 11.** Making effective use of land (Para. 117 - 123)
- Section 12.** Achieving well-designed places (Para. 124 - 132)

Section 2 of the NPPF focuses on 'The Presumption in Favour of Sustainable Development'. The proposal is within the established settlement of Roche with transport links to wider Cornwall which provides sustainable growth, job opportunities and transport links. A further dwelling in Roche will support the areas economic and sustainable growth by encouraging trade at the local businesses and services.

Section 5 concentrates on the delivery of a sufficient supply of homes. Para 68:





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'Small and medium sized sites can make an important contribution to meeting the housing requirement of an area'.

Residential projects, such as the one proposed, make best use of existing under utilised plots to meet housing targets around the county and produce unique, well designed properties.

Section 11 outlines the effective use of land in meeting the need for homes and other uses.

Para. 118 "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 supplied is constrained and available sites could be used more effectively"

The development of new dwelling at Trezaise, Roche will utilise a currently under-utilised section of land to create a new family sized dwelling.

Para 118 also states states that proposals should be:

*".. visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
...sympathetic to local character and history, including the surrounding built environment and landscape setting,
..establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. "*



The scale and massing of the dwelling has been considered to be appropriate to the location and will sit comfortably within the plot. The material finishes, fenestration and scale and massing of the dwelling has been carefully considered against the site context, neighbouring properties and the Roche Parish Design Guide.

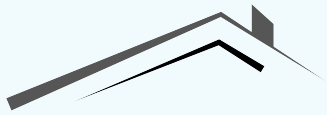
Section 12: Achieving well-designed places. Outlines how good design is a key aspect to sustainable development.

Within Para. 127, the framework outlines the objectives that developments should achieve.

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*

The new dwelling has been thoughtfully considered to create a visually attractive property that is responsive to the local character whilst offering innovative design.





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5c. Cornwall Local Plan - Strategic Policies 2010 - 2030 (CLP)

Cornwall Council's strategy has at its core the aim to bridge the inequality gaps in society and make a positive difference to people's lives. Good planning is central to delivering that strategy and building healthy and sustainable communities.

The introduction (Para. 1.1-1.13) sets out the purpose and importance of the local plan whilst defining its hierarchy against the NPPF, Neighbourhood Plans and Supplementary Planning Documentation.

The Vision & Objectives of the plan (Para. 1.18-1.20) are set out into 4 Themes under which fall 10 objectives:

Theme 1: To support the economy

Objective 1: Remove unnecessary barriers to jobs, business and investment through a positive policy framework with a focus on sustaining a range of local businesses including growth sectors promoted by Cornwall Council and the Local Enterprise Partnership (LEP) to support both new business and the traditional industries of fishing, farming and minerals.

Objective 2: Enhance the cultural and tourist offering in Cornwall and to continue to promote Cornwall as a year round destination for tourism and recreation.

Objective 3: Provide and enhance retail provision 12 within our towns and City with a regional and sub-regional status that adds to economic growth and provide opportunities to improve existing facilities for better economic performance.

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.

Objective 6: Ensure that infrastructure is provided that will enable development to benefit the local community.

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.

Objective 8: Promote development that contributes to a healthy and safe population by providing for opportunities for walking and cycling and ensuring the appropriate levels of open space and the protection and improvement of air quality.

Theme 4: To make the most of our environment.

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

- a. Reducing energy consumption while increasing renewable and low carbon energy production;
- b. Maximising the use of previously used land;
- c. Supporting local food production, and
- d. Increasing resilience to climate change

Objective 10: Enhance and reinforce local natural, landscape and historic character and distinctiveness and raise the quality of development through;



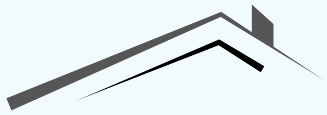
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- a. Respecting the distinctive character of Cornwall's diverse landscapes;
- b. Maintaining and enhancing an effective network of open space and environmental stewardship for our ecosystems services network for food production, food control and wildlife; and
- c. Excellence in design that manages change to maintain the distinctive character and quality of Cornwall.

The plan is scheduled into 28 policies, of which the following are relevant to this proposal:

- Policy 1. Presumption in favour of sustainable development
- Policy 3. Role and function of places
- Policy 12. Design
- Policy 21. Best use of land and existing buildings

Policy 2 - Spatial Strategy mentions the need to maintain the dispersed development pattern of Cornwall and the requirements for the strategic scale of growth. The policy states that:

"Proposals should maintain and respect the special character of Cornwall, recognising that all urban and rural landscapes, designated and undesignated, are important by:

- a. *Ensuring that the design of development is high quality and demonstrates a cultural, physical and aesthetic understanding of its location;"*

The proposal recognises the importance of its setting and provides a design which is high quality and works with its setting in regards to scale, massing and form.

Policy 12 - Design outlines Cornwall's requirements to provide well designed places which incorporates Cornwall's distinctiveness whilst providing appropriate innovation. The policy states:

"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;"*

The proposal is to be of a similar scale and massing to the neighbouring dwellings which should be considered as appropriate for the site. The proposal also includes some innovative design whilst style respecting its surrounding environment.

Policy 21 - Best use of land and existing buildings, outlines Cornwall's requirement to use previously developed land. The policy states that encouragement will be given to proposals that:

"a. use previously developed land and buildings provided that they are not of high environmental or historic value;

b. use despoiled, degraded, derelict and contaminated land provided that it is 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;"



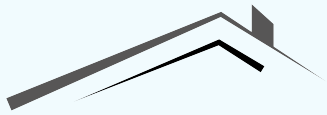
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The proposal makes use of previously developed land which is of low historic and environmental value. The dwelling shall replace the existing garage and shall create a positive effect on the character of Prosper Road. It should be considered that the development is an efficient use of land.

5d. Neighbourhood Planning (NDP)

Neighbourhood Planning allows people to come together through a local parish or town council and say where they think new houses, businesses and shops should go, and what they should look like. These Neighbourhood Plans can be very simple, or go into considerable detail.

Neighbourhood Development Plans (NDP):

- a. Deals with land use and planning issues for the Neighbourhood Area
- b. Sets out planning policies in relation to development and use of land in the Neighbourhood Area
- c. Can express local priorities
- d. Can allocate sites for housing and other development
- e. Can identify green spaces which complement and don't undermine investment in homes, jobs and other essential services.

This application is set within the Roche Parish which have an adopted neighbourhood plan.

The Roche Parish Neighbourhood Plan states:

*All development proposals must demonstrate how their proposed development reinforces Roche's character and heritage in a written statement. In particular the statement must set out how the proposals follow the policies and guidance in the NPPF, the Cornwall Design Guide and the **Roche Parish Design Guide***

The Roche Parish Design Guide outlines the requirements that new builds should follow to respect and enhance the character of Roche Parish. The guidance states that:

New buildings should express locally distinctive building traditions, materials, character and identity. That is not to say that all buildings should be the same or traditional in character but, by reference to these local details, new buildings should fit in and make a positive contribution to their surroundings.

The guidance also notes that:

Contemporary, innovative design solutions that offer a fresh interpretation of local distinctiveness are also encouraged. The use of modern materials and finishes can be an acceptable alternative to traditional ones if they achieve the same degree of sensitivity and responsiveness to their setting.

The proposal responds to the character of Roche Parish by applying a mixture of traditional and modern building styles. The roof will be pitched and finished in slate and the walls will be finished in natural stone cladding and render.

The natural stone cladding has been selected to reflect the traditional material palette of Roche in an innovative way that works well with modern building methods.





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7. Conclusion

The proposal to construct a 1 and a half storey dwelling within the curtilage of Meadow View, Prosper Road is well recommended. The design seeks to incorporate a mixture of traditional and modern building styles whilst respecting the local distinctiveness.

The building will be a similar scale to the neighbouring properties; The Beeches, Meadow View & Carmiche. It has also been set at a slight angle to the road to enhance the visual connection between the proposal, The Beeches & Meadow View, which all share an access drive.

The proposal will also remove the existing detached garage/workshop and replace it with a design that is Contemporary and responsive in material and style to Roche Parish & Cornwall.

Michael Brown

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