

Design Statement

Greenacre Lodge
Ref: PP-12638548
December 2023

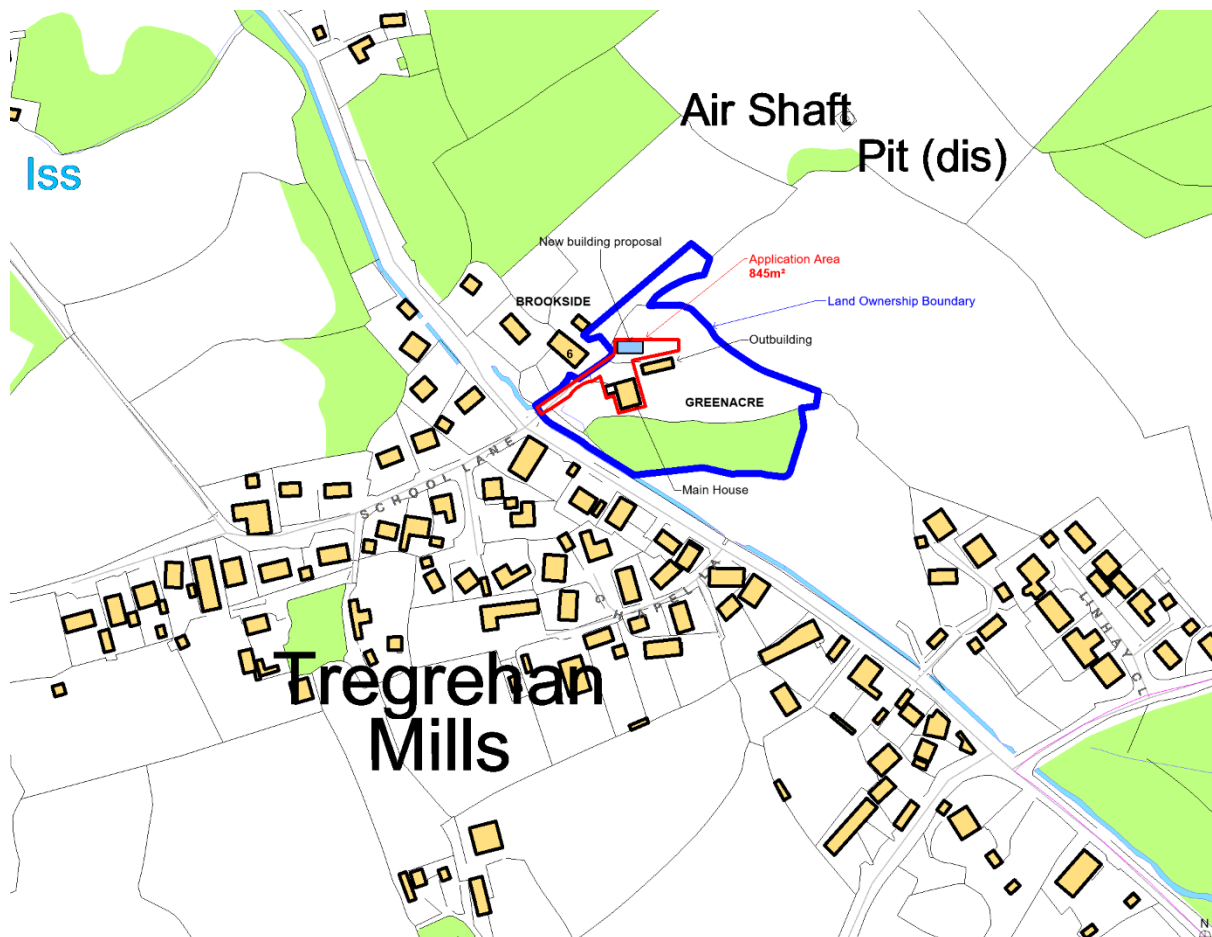
Introduction

This Design Statement describes the development proposals and design intent for a new single storey annexe building at Greenacre, Tregrehan Mills, St Austell, Cornwall, PL25 3TQ.

This statement should be read in conjunction with the submitted planning drawings.

Site Location and Description

The site location plan below highlights the application area and newly proposed building's location in relation to the wider context.



The area in which the building will be located is a greenfield site, has predominately flat ground in the development area with topography beyond sloping down South-West towards the river.

The site borders a neighbouring property which is divided by a timber fence, vegetation and a number of trees as shown in the photographs below.

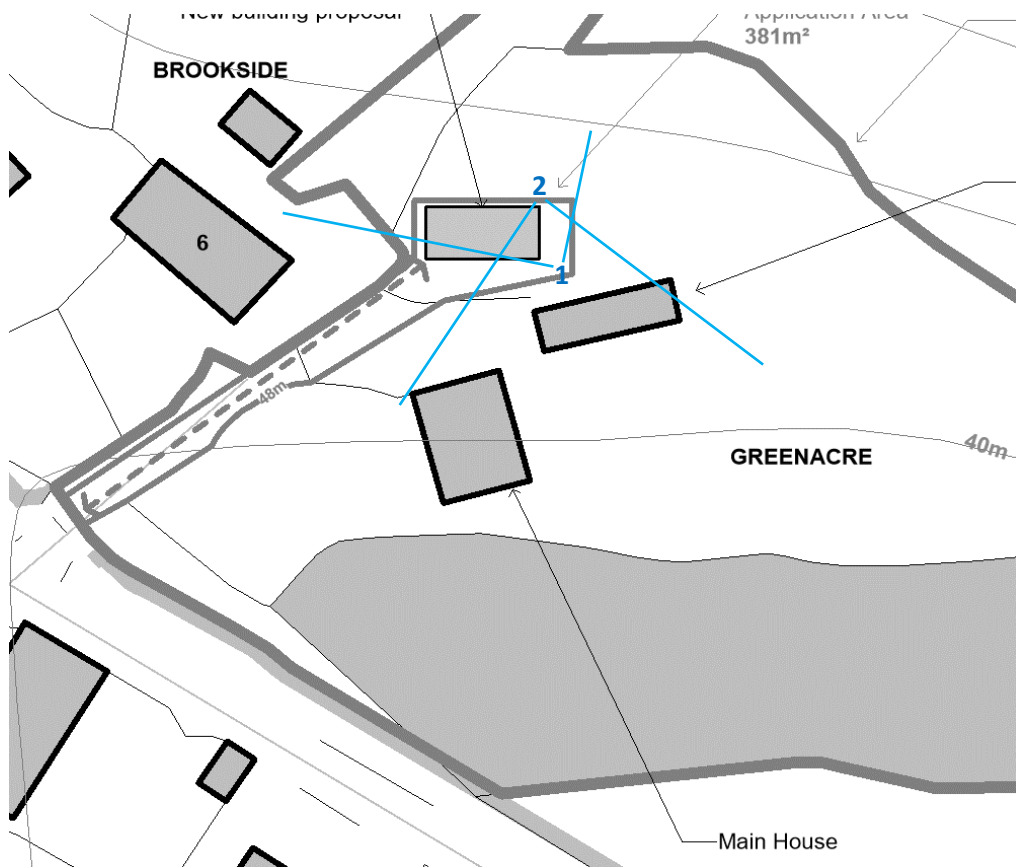
The site where the new annexe is to be located is shown in the photographs below:



Photo 1 – View Looking North-West



Photo 2 – View Looking South-East



Proposal Justification

The development proposal is for a single storey residential annexe and will be occupied by the son of the current landowners who reside in the 'Main House' on the land. It is the intention for the applicant (son of landowner) to live in the annexe long term and to support and care for his parents in future as well as his unwell grandfather now who also lives in the 'Main House'. The annexe will share all utilities with the 'Main House' including water, electricity and internet broadband.

The applicant and his partner intend to improve the green landscaping overtime around the new development through increased planting of wildflower and trees and to continue to maintain existing planted and landscaped areas for his parents.

Proposal Description

The applicant is very environmentally conscious and so the building itself will be constructed as a lightweight highly insulated timber frame. It is the intention to use ground screws as foundations to minimise the impact of the development on the land with a suspended floor and clearance underneath. An example of the type of product to be used is shown in the images below (image taken from StopDigging UK <https://stopdigging.co.uk/>). These ground screws are suitable for use where trees / planting is close to the development area.



The existing ground levels will be retained as part of the development with the internal finished floor level being a minimum of 450mm above external ground level. The proposals will also not be adding any additional hard landscaping.

It is the intention to harvest rainwater from roof run-off and store to be used for watering vegetation around the development.

A darker material palette has been selected as well as a low mono-pitch roof to ensure the building recedes and nestles into the landscape. It should be noted that the new building would not be seen from public land.

The owners of the neighbouring property Brookside have been consulted early on and are supportive of the proposals.