

# **KEITH WOTTON ARCHITECTURAL SERVICES**

**Extension to Annexe at**

**September Lodge**

**Goonhavern**

**Truro**

**TR4 9QH**

**Design and Access Statement 449-050 Full Planning Application**

**Date:** 5<sup>th</sup> February 2024

**Local Area:** Goonhavern

**Proposed Use:** C2 care facility

**Size Of Site (approx.):** 342m<sup>2</sup>

**Designations of Site and Surrounding Area:** Residential C2

## **Overview**

This is a Full Planning Application to extend the existing Living area to the existing C2 annexe.

## **Site Analysis**

### **Location:**

The site is located at September Lodge, Goonhavern

### **Size and Shape:**

The site is 342m<sup>2</sup> and is roughly rectangular in shape.

### **Buildings and Structures:**

The adjacent building is C2 residential duo pitched gable ended and to a scale commensurate with its residential care use.

### **Access:**

The application site will be accessed from the existing drive within the site ownership.

### **Scheme Information:**

#### **Land use:**

The land use is currently C2 residential.

#### **Topography:**

The site is fairly level with a slight fall from East to West.

#### **Open space:**

There is ample space for parking and amenity.

#### **Street Network:**

September Lodge is situated on an unclassified road which connects directly to the village of Goonhavern which has convenient connections to the A30 main trunk road through Cornwall.

#### **Parking:**

There is ample space for parking on the site.

### **Development Objectives**

#### **Objectives:**

The existing annex has limited Living Space and, as the applicant cares for vulnerable adults it is felt the extension will better provide adequate facilities than the current layout.

### **Design Solutions**

#### **Layout**

The extension simply expands upon the existing accommodation.

#### **Built form:**

The built form will be a simple gable ended aesthetic to respect the existing.

#### **Accessibility (i.e. permeability, entrance, service provision):**

Access will be from the existing drive.

#### **Details and materials (i.e. façade treatment, roofscape, materials, colours):**

The walls will be in dashed render and the roof will be in plain tiles all to match the existing.

#### **Landscape (i.e. open space, streetscape, planting):**

No further landscaping is anticipated.

**Drainage:**

There will be no alteration to the Foul drainage system and stormwater will discharge to soakaway.

**Sustainability (i.e. energy efficiency, resource conservation, flexibility/adaptability):**

Sustainable construction methods will be used throughout.

**Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):**

There is no anticipated impact on neighbours, travel plans, historic features, character, or regeneration due to the location and existing use of the site.

Keith Wotton BA Arch (hons)