

Design & Access Statement

St Georges Country House Hotel, St Georges Hill, Perranporth TR6 0ED – Proposed Demolition of Double Garage and 2 Bedroom Holiday Dwelling, and Construction of 2No New Holiday Dwellings

Existing site

The site is a plot of land of approx 2300m² located alongside the B3285 leading from Perranporth to St Agnes. The site is relatively isolated. The neighbouring site to the South is Anchor Barrow Campsite. To the east and north is open fields.

The nearest buildings are located at St Georges Terrace, which are a terrace of 6No 3 storey properties at around 40m away.

An access lane is located to the north of the site, which the applicants have an established right of way over.

The original property was constructed between 1875 & 1908, with later additions constructed before 1933.

The main property on the site is set to the northern end of the site with mature gardens covering approx 50% of the southern half of the site. Car parking is laid out to the west of the property with direct access onto the public highway.

The area of the site which forms the subject of this application is located towards the NW corner of the site and consists of a two storey holiday dwelling and a single storey garage.

The existing holiday dwelling has a footprint of approx 6.7m x 6.9m, with a height of approx 6.9m. It is constructed as a room in the roof structure with one of the bedrooms located within the roofspace.

The garage measures approx 6.4m x 5.5m, with a height of 3.4m.

Concrete Screening Tests have been undertaken to determine the classification of the concrete used in the construction of the property. Unfortunately testing on samples from the holiday dwelling has confirmed that it is Class B, which is defined as – not normally mortgageable.

A recent attempt to sell the property has confirmed that this is an issue.

Use

The proposal is to demolish the sub standard holiday dwelling and the garage, and to construct 2No replacement holiday dwellings.

The two properties will be tied to the use of the main property, both physically and via a planning condition which will restrict their usage.

The properties will have full use of the hotel facilities, while having a separate access, to allow them the privacy to come as they wish.

Scale

The floor area of the holiday dwelling abutting the existing property is 80m², and the floor area of the other holiday dwelling is 96m².

The properties are designed to be smaller to the host building, with the ridge line being approx 1.3m below the existing ridge line.

The design assumes that the dwellings will be constructed in line with the new Climate Emergency Policies, and therefore the external envelope has been widened to allow for the additional insulation required.

The west elevation of the two dwellings is located at a similar location to the existing buildings, but due to the extended footprint, they extend an additional 3m beyond the east elevation of the current buildings.

The two dwellings are taller than the existing buildings but utilise the topography to minimise the impact of this.

Their relationship with the host building remains as before, being subservient.

Appearance

The design of the properties seeks to retain the traditional appearance of a duo-pitched roof seen in the host building and neighbouring properties. The east elevation will incorporate PV panels to achieve compliance with the Climate Emergency Policy SEC1.

The properties will be finished with a mixture of natural stone and render which will allow them to harmonise with the local architecture.

At ground floor level the boundary wall will be reconstructed using stone reclaimed from site, and the external wall of the owners dwelling will be constructed in stone a part of this.

Drainage

The nearest SWW sewer is located over 500m away and therefore the new properties will utilise the existing septic tank drainage system on site.

The site is not within a flood risk area or critical drainage area, and therefore the surface water drainage will be discharged into a new soakaway system on site designed in accordance with BRE Digest 365.

Travel Plan

Approx 39% of the guests are hikers doing the Southwest Coast Path or cycling in Cornwall, and therefore do not arrive by car.

Bicycles are provided for guests and storage is currently available on site. Additional storage will be provided as part of this development for the owners dwelling. The holiday dwelling is currently catered for.

Electric Vehicle charging points are being installed within the next couple of months. Additional EV charging points will be installed as part of this application works.

The nearest bus stop is located approx 80m and provides access into Perranporth and St Agnes and beyond.

The nearest Public Right of Way is located approx 120m which leads to Perranporth.