



DESIGN AND ACCESS STATEMENT (AND GREEN INFRASTRUCTURE STATEMENT)

FOR: APPLICATION FOR A NEW DWELLING

AT: LAND AT 130 DRACAENA AVENUE, FALMOUTH TR11 2ER

ON BEHALF OF: MR D. HEMLOCK

DOCUMENT REF NO: 3182.3.DAS.docx

ISSUE DATE: JUNE 2023

AUTHOR: GE



Fig 1: Sketch Visualisation of the Proposed Dwelling viewed from Ashfield Villas

1. INTRODUCTION

1.1. BACKGROUND

CAD Architects Ltd is acting as agent on behalf of Mr D Hemlock and has been employed to prepare and submit a Planning Application for a proposed new dwelling on land to the rear of 130 Dracaena Avenue, Falmouth.

CAD Architects Ltd is a Chartered Architects Practice based in Truro, with wide experience in housing development throughout the South West. The practice has been at the forefront of sustainable construction, and benefits from a strong local knowledge base and extensive experience working in communities across Cornwall.



Fig 2: Site Location (Aerial View)

2. CONTEXT

2.1. SITE DETAILS

2.1.1. SITE ADDRESS

Land to the rear of 130 Dracaena Avenue

2.1.2. GRID REFERENCE

SW 79603 33576

2.1.3. LOCAL PLANNING AUTHORITY

Cornwall Council

2.1.4. PARISH

Falmouth (Ward: Trescobeas)

2.1.5. SITE AREA

0.072 hectares

2.1.6. SITE DESCRIPTION

The Application Site consists of an area to the rear of, and includes the wider plot of 130 Dracaena Avenue, Falmouth

3. THE PROPOSAL

3.1. SITE

130 Dracaena Avenue is a House of Multiple Occupancy (HMO) utilised for rented Student Accommodation. The building was originally a dwelling house but was converted to its current use in the 2000s.

The garden to the former house serves as external amenity space for the residents of the property. The garden is currently underused, utilised primarily for drying clothes and as occasional external recreation space.

A flat roof garage building occupies a position to the south which also contains a small utility room and a sitting room for the student residents. This building partially extends into the southwest corner of the garden. The existing garden area possesses an access onto Ashfield Villas, a short cul-de-sac to the west of Dracaena Avenue. This access already consists of a large vehicle sized timber gate. As there is some hardstanding within the garden adjacent to the gate, it is probable that vehicles may have accessed the garden historically.

To the west of the application site is a footpath which provides access to the houses on Ashfield Road, which sit above the application site. Although there are houses overlooking the application site, the topography provides privacy as the existing garden is sunken behind a retaining structure and tall fence.

At present there is an extensive area of hardstanding to the front of the building which is currently used for vehicle parking. Historically this area would have consisted of a large front garden with lawn. This front garden was removed around the time of the conversion of the building to a HMO to provide more parking but also to make the external areas easier to maintain. A section of hedge and a small fence currently screen this area from the road.



Fig 3: Visualisation of Proposed Dwelling (CGI Render)

3.2. PROPOSAL

The proposal is to erect a single dwelling to the rear of the existing building within the underused garden. The garage building will be removed to provide additional space to the new dwelling and garden space. Existing retaining structures will also be reconstructed to offer a more efficient use of space within the plot.

In terms of the existing Student House, 92 sqm of existing garden will be retained as private amenity space for the students as rear garden. A former front garden will also be reinstated in place of existing hardstanding to provide further 130sqm of external amenity space. A more formal parking area with dedicated parking spaces will be created to ensure that an appropriate level of parking is provided for the student residents.

The proposed dwelling will consist of a two-storey building but with a 'room in roof' arrangement to reduce the building's massing. Furthermore, the ground floor will be partially below ground with steps down from the existing ground level, reducing the building's height. The pitch of the roof and general shape of the building has been considered to work with the surrounding topography and fit with the massing of surrounding existing buildings to ensure that there is no over-bearing effect on neighbouring properties.

A Solar Study has been provided as part of this Application. A provided Building Section also demonstrates that the massing of the proposed building accords with the established 25-degree rule evidencing that it will not obstruct daylight to existing windows/rooms.



Fig 4: Extract of Solar Study showing the property between 11am-12pm during the Spring Equinox

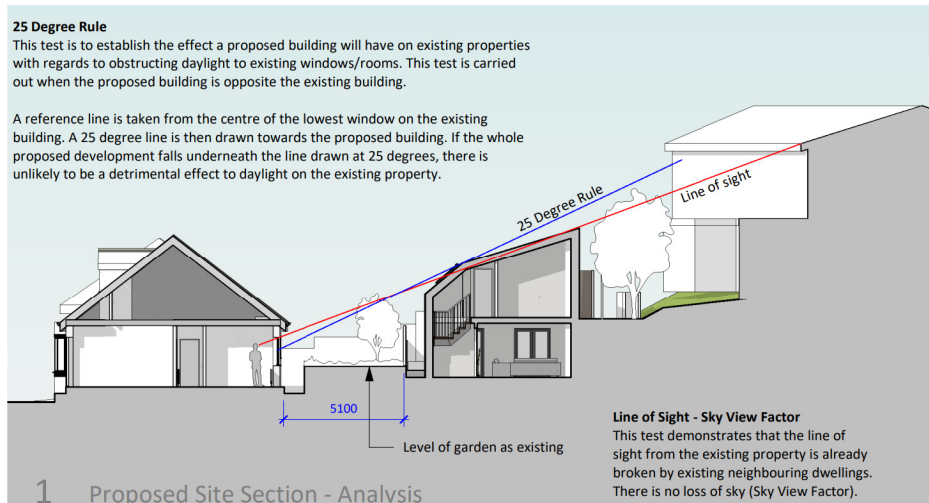


Fig 5: Sectional Analysis showing the proposed building massing relative to the surrounding properties

Internally, two bedrooms are proposed with an open plan kitchen/living room/diner. A bathroom and storage cupboard will be provided along with a downstairs WC.

In terms of materials, stone and timber are proposed for the walls with a grey metal roof. These natural materials are intended to soften the appearance of the proposed dwelling to allow it to sit comfortably among the existing buildings. Windows and doors will be grey uPVC or timber composite.

The proposed dwelling will have a floor area of 79 sqm and as such will meet Nationally Prescribed Space Standards for a 2 bed-3 person two storey dwelling. The associated garden will be 45 sqm which is greater than the footprint

of the proposed dwelling and as such accords with Policy G1(8) - Green Infrastructure Design and Maintenance of the Climate Emergency DPD. The garden will be south facing and so will provide good amenity space. A small driveway with space for parking two cars will be provided along with a cycle store and EV charging point, offering sustainable methods of travel. Vehicle access will be from Ashfield Villas in the position of an existing gated access.

3.3. ACCESS

3.3.1. PROPOSED ACCESS

Access to the proposed dwelling utilises an existing rear access as a primary vehicle access providing a driveway with two dedicated parking spaces.

Vehicle access to the existing student house will be retained with 5 associated parking spaces formalised and demarked.

Access to public transport from the site is good. The nearest bus stop is approximately 140m from the site on Dracaena Avenue. Penmere Train Station is 1.1 km from site.

Cycle storage and an Electric Vehicle (EV) Charging Point has been designed into the scheme offering further options for sustainable methods of travel.

3.3.2. INCLUSIVE ACCESS

Each principal entrance door will have a clear opening width of not less than 775mm and be fitted with an accessible threshold. The ground floor of each dwelling will provide easy access and manoeuvring of wheelchairs with respect to WCs in accordance with Approved Document Part M, Section 10.

3.4. ENERGY

An Energy Statement has been provided separately in support of this Application. This statement outlines how the proposed dwelling complies with the Climate Emergency DPD Policy SEC1 in terms of building fabric, space heating, water efficiency and general energy efficiency, and also addresses the proposed installation of Solar Panels and an Air Source Heat Pump.

Through these technologies the proposed building will achieve Net-Zero Carbon in terms of its operational energy.

4. GREEN INFRASTRUCTURE STATEMENT

The proposed development consists of the erection of a new dwelling and reconfiguration of an external area of hardstanding associated with a student house (HMO) as external amenity space and parking. In this respect, the opportunity to enhance Green Infrastructure is limited, however the following is proposed to enhance Green Infrastructure:

- Opportunity to enhance soft landscaping to include a carefully selected mix of native plants and wildflowers to promote pollinator-friendly planting.
- The orientation of the proposed external spaces has been considered to respond to solar orientation. For the proposed new dwelling this will optimise the use of solar panels which are proposed on the southern roof slope.
- Consideration has been given to the size of external spaces to ensure that the amenity provided is reflective to the number of people using them. The size of the garden associated with the new dwelling is roughly the same size as the building's footprint. The proposed communal garden to the existing student house will

provide sufficient external amenity space for the use of its student residents offering amenity and access to nature.

- The proposed new dwelling will be provided with a bat box and a bee brick installed within the external fabric of the building.

5. CONCLUSION

The site lies within the urban area of Falmouth, in an accessible location close to transport links, schools, healthcare facilities, local amenities and employment opportunities.

The proposals will provide a new modern dwelling which will be highly efficient both in terms of energy and in use of space. Internally, the dwelling will have good sized rooms and will meet Nationally Prescribed Space Standards. Externally the dwelling will have an appropriate level of off-street parking (2 spaces) and a good south facing garden.

A sensitive approach has been taken in terms of the design of the dwelling to ensure that the building sits comfortably within its surrounding context and offers an attractive addition to the streetscape. The massing and shape of the building has been considered to ensure that it will have minimal impact on neighbouring properties and to work with the natural surrounding topography.

The amenity of the existing student accommodation will be retained with the reinstatement of a front garden as an external space and formalisation of the existing parking arrangement. More private amenity space will be maintained at the rear of the property with a good-sized area of retained garden.

In terms of Planning Policy, Policy 1 of the Cornwall Local Plan promotes a presumption in favour of Sustainable Development. Policy 13 addresses Development Standards to which these proposals are considered to accord with. Policies 3, 21 and 27 of the Cornwall Local Plan provide support for housing within the main towns, making the best use of land, and promoting sustainable methods of transport.

The proposed development also complies with the policies of the Climate Emergency DPD in terms of Sustainable Energy, Travel and Green Infrastructure.

6. IMAGES AND PHOTOS



Fig 6: Proposed Front (North) Elevation



Fig 7: Proposed Rear (South) Elevation

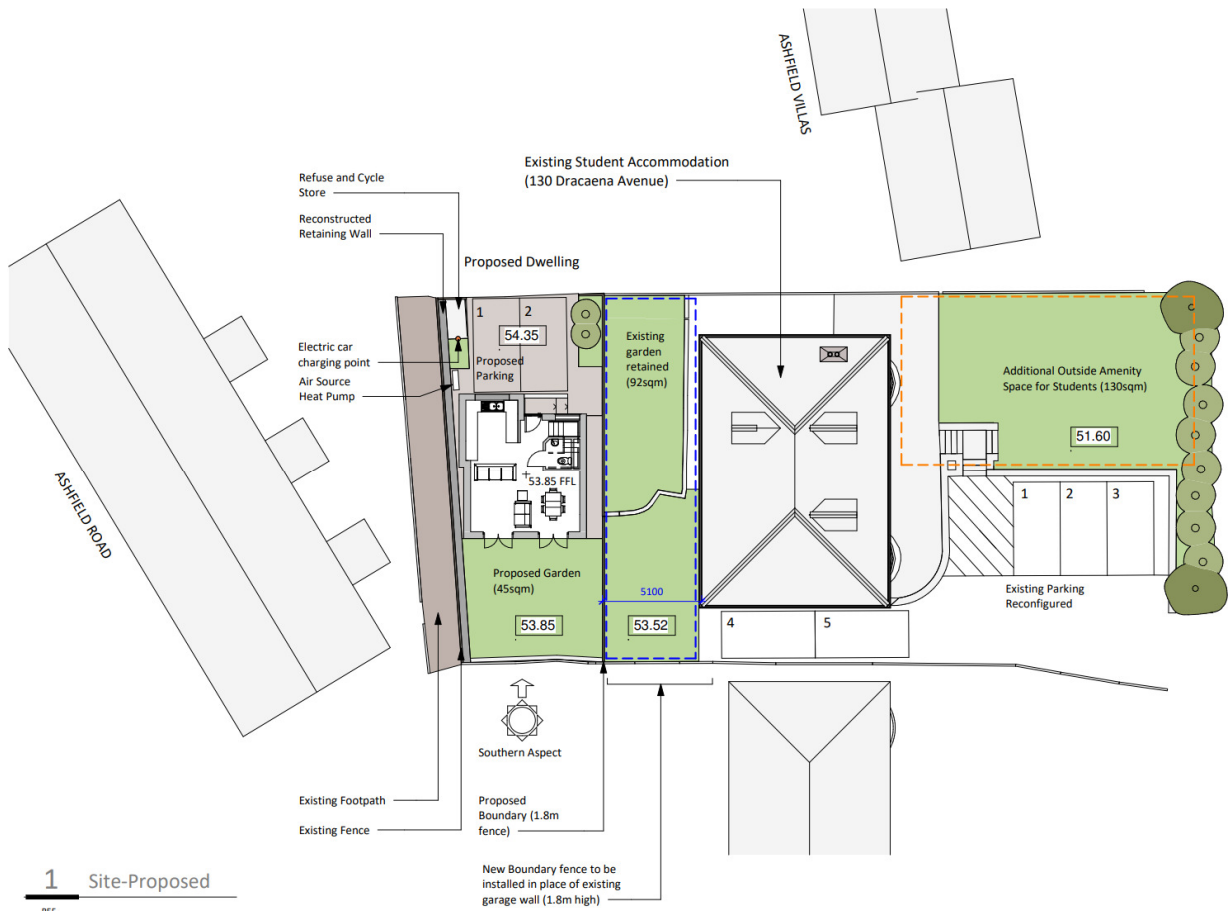


Fig 8: Proposed Site Plan



Fig 9: View of the proposed plot for the new dwelling looking north



Fig 10: View of rear access gate onto Ashfield Villas. Proposed driveway with parking for two cars to be positioned beyond gate.



Fig 11: Area of hardstanding to front of 130 Dracaena Avenue



Fig 12: Historic photo (2000s) showing front garden now removed.



Fig 13: Historic aerial photo (2001) showing extensive front garden now removed.

Prepared by
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For and on behalf of **CAD Architects Ltd**