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DESIGN AND ACCESS STATEMENT

Conversion of Existing Building and Construction of Residential Apartments & Associated Works

The Maharajah, 39 Cliff Road, Newquay, Cornwall. TR7 2NE

Prepared By Cornwall Planning Group



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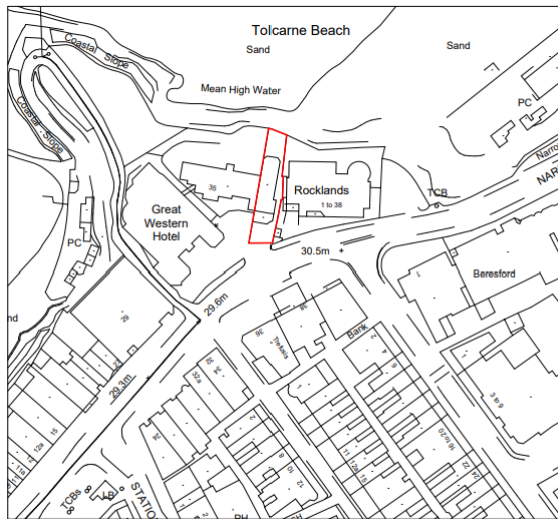
1.0 Summary

This Design and Access Statement has been prepared to accompany a full planning application for the construction residential apartments and associated works (the 'proposal') at The Maharajah, 39 Cliff Road, Newquay, Cornwall. TR7 2NE (the 'site').

The application site comprises a four-storey building, located in the Lusty Glaze area of Newquay. The proposal seeks consent for the conversion of the existing building to form residential apartments.

2.0 Application Site

The site, as outlined in red in the attached Location Plan, is a four-storey building located on Cliff Road, one of the main roads through Newquay.



Existing Location Plan
1:1250

Figure 1 – Extract of Location Plan



Figure 2 – Aerial imagery of site (Google Images, 2022)



Figure 3 – North, East, South and West Elevation

3.0 The Proposal

The proposal seeks the conversion of the existing commercial premises to create 6 residential apartments summarised as follows:

Flat 1 (1 bed – 43.20sqm):

- Entrance on lower ground floor via private entrance;
- 1 bedroom
- 1 bathroom
- Open-plan kitchen/living room

Flat 2 (2 bed – 62.99sqm):

- Entrance on lower ground floor via private entrance
- 1 bathroom
- 2 bedrooms
- Open-plan kitchen/living room

Flat 3 (2 bed – 61.94sqm):

- Entrance on ground floor via shared internal hallway
- 2 bedrooms
- 1 bathrooms
- Open-plan kitchen/living room

Flat 4 (1 bed – 37.06sqm):

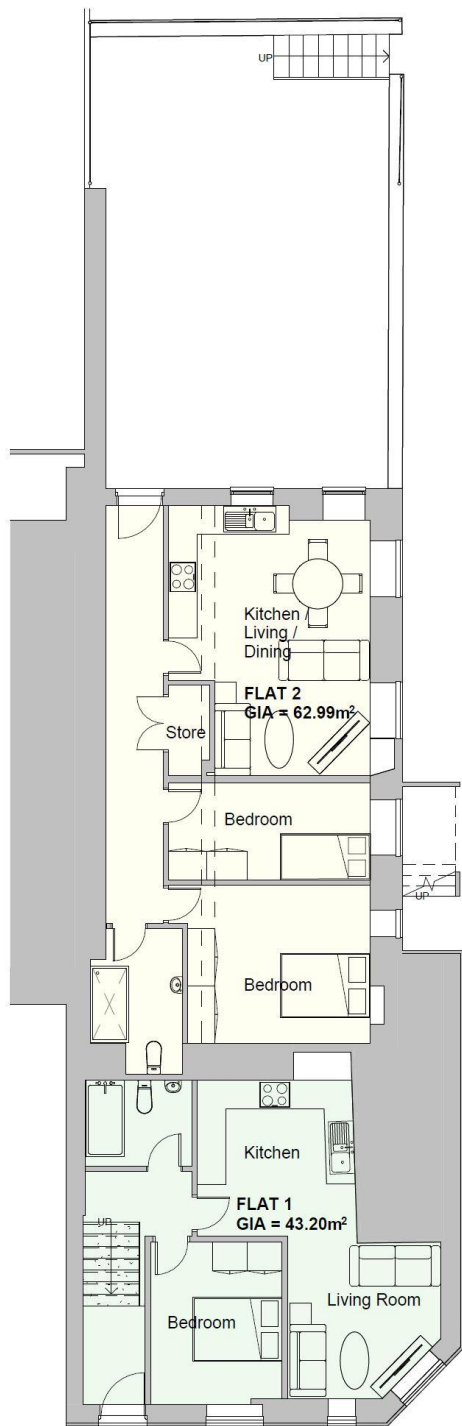
- Entrance on ground floor via shared internal hallway
- 1 bathroom
- 1 bedroom
- Open-plan kitchen/living room

Flat 5 (3 bed – 75.13sqm):

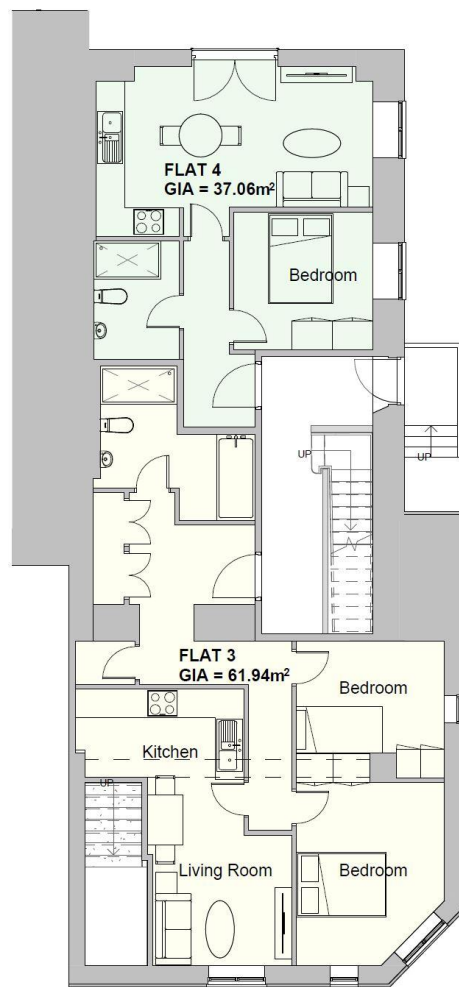
- Entrance on first floor via shared internal hallway
- 3 bedroom
- 1 bathroom
- Open-plan kitchen/living room

Flat 6 (1 bed – 56.64sqm):

- Entrance on second floor via shared internal hallway
- 1 bedroom
- 1 bathrooms
- Open-plan kitchen/living room



1 -01-Lower Ground Floor
1 : 100



2 00-Ground Floor
1 : 100

Figure 4. Extract of proposed lower ground and ground floor plan

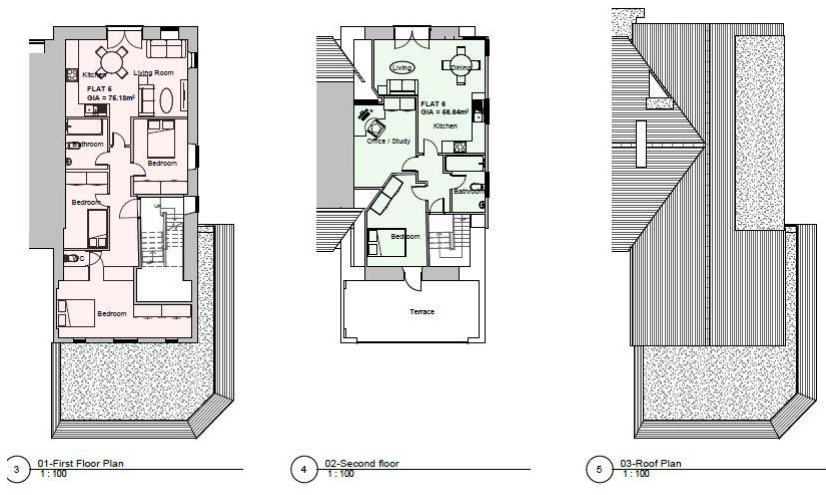


Figure 5. Extract of proposed first, second and roof plan

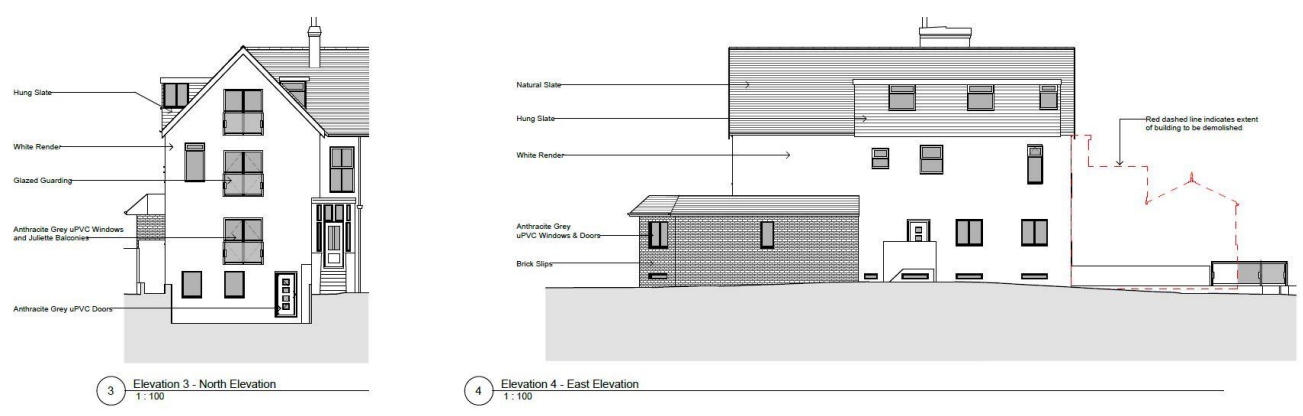


Figure 6. Extract North and East Elevation

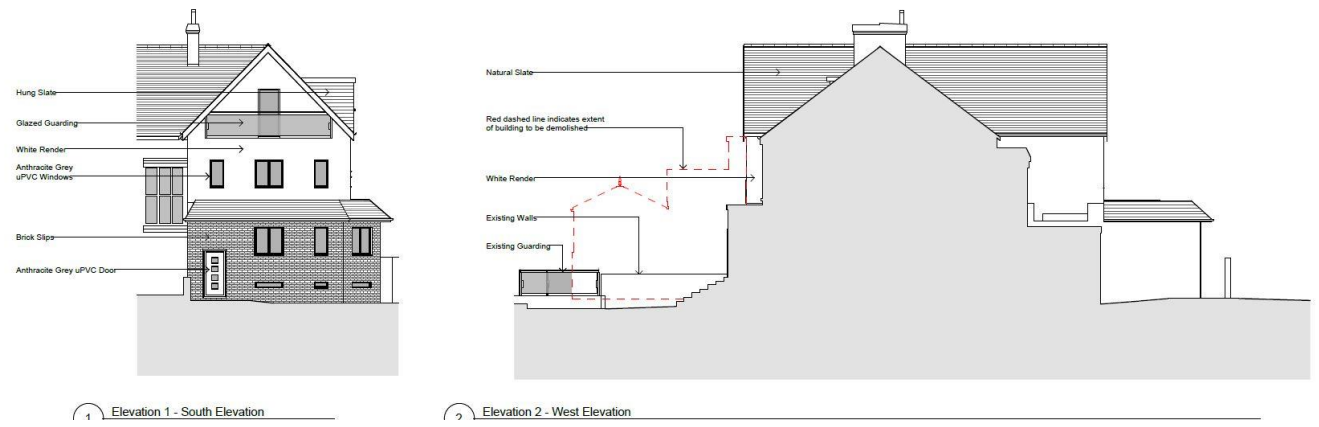


Figure 9. Extract South and West Elevation

4.0 Relevant Planning History

After conducting research of the site and surrounding area it has been noted that recent development sites have been approved within the area. Confirming the area is suitable for development. Please see some examples of approved planning in the area below:

PA22/07712 | Proposed balcony over existing flat roof | 12A First Floor Flat Cliff Road Newquay Cornwall TR7 2NE

PA20/08462 | Rear dormer extension to flat forms bathroom | Flat 1 9 Cliff Road Newquay Cornwall TR7 2NE

PA20/04816 | Part Change of Use by reducing the ground floor restaurant by approximate 50% and convert the rear of the ground floor to one apartment; create a second apartment on the first floor and a third apartment within the roof. | 19 Cliff Road Newquay TR7 2NE

PA18/11959 | Rear extend ground floor restaurant. Flat roof over as balcony to existing flats above. Extend ex bedroom over kitchen prep area. Front, new undercover open sided area for existing tables and seating front of restaurant/ takeaway. Existing hours to be maintained no changes. | 9 Cliff Road Newquay TR7 2NE

5.0 Cornwall Local Plan 2010 – 2030

This document forms part of the Development Plan and is the current local planning document that sets out the vision and development control policies that are applicable to Cornwall.

Policy 1 asks that Council takes a positive approach that reflects sustainable development, and that Councils work together with applicants to ensure proposals are approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

Policy 2 advises that new development should provide a sustainable approach to accommodating growth, providing a well balance mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. Strategic scale growth will be accommodated in our main towns and city where they can best support regeneration and sustainable development.

Policy 3 requires the majority of new development to be sustainably located, within existing towns and settlements, according to the settlement hierarchy.

Policy 12 relates to the provision of high-quality and sustainable design.

Policy 13 relates to development standards and seeks to ensure that new development creates more accessible and adaptable dwellings as well as allow for utilising opportunities for natural lighting and heating by design.

Policy 21 advises that to ensure the best use of land, encouragement will be given to sustainably located proposals that use previously developed land and buildings provided that they are not of high environmental or historic value.

5.1 Neighbourhood Development Plan

When a Neighbourhood Development Plan (NDP) comes into force, it becomes part of the statutory development plan for the area that it covers. The site area falls within the Newquay Development Plan.

Policy G2 advises that development should respect the height of neighbouring properties and should seek to maintain any tiered effect up and down hills at existing roof heights. Development must be of a high quality and, where appropriate, proposals must show glimpses and views of the Sea or the River Gannel are a key characteristic from many parts of the town; development proposals which maintain or enhance this visual relationship with the coast and deliver high quality design will be supported.

Policy D1 relates to design guidance and suggests new development, where appropriate and achievable due to scale, size or location, should provide good enclosure to the public realm with buildings of comparative scale to create an active frontage. Development should ensure residential accommodation is within short walking distance of local facilities including community facilities, public transport, greenspace, shops and places to work.

Policy H1 Relates to replacement Dwellings and Extensions Proposals to replace existing residential dwellings will be supported where; the replacement design is of a high quality and enhances the character of the area; Where there is no adverse visual impact on the Cornish landscape or townscape; Where the redevelopment does not result in the loss of a valued traditional building unless it is not viable to retain that building through renovation or improvement; as documented in The Duchy of Cornwall's Pattern Book for Newquay and the Newquay Character Study.

Policy H4 relates to parking for residential development. Proposals for residential development will be supported where they provide, as a minimum, 1 space for each residential property with one bedroom or less; 2 spaces for properties with 2 or more bedrooms, subject to viability. All residential parking must be designed to be safe and importantly feel safe for users, issues of natural surveillance and appropriate lighting must be fully considered.

5.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was updated in July 2021 and sets out the Government's overarching planning policies for England and how these should be applied. It states that applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise, with the NPPF being a material consideration in the decision making process, and acting as a principal policy consideration where the development plan is out of place.

Chapter 2 relates to achieving sustainable development with paragraph 8 establishing the three overarching objectives being: economic; social and environmental, that includes using natural resources prudently as well as moving to a low carbon economy. Paragraph 10 makes it clear that there is a presumption in favour of sustainable development at the heart of the Framework. Paragraph 11 states that decisions should apply a presumption in favour of sustainable development and, for decision-making this means: approving development proposals that accord with an up-to-date development plan without delay.

Paragraph 38 advises that LPAs should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. 47 identifies that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Chapter 12 relates to achieving well designed places and confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

5.3 Supplementary Planning Guidance

Cornwall Design Guide (2021)

This document provides an overview in respect to new development in Cornwall and seeks to ensure a high standard of design. It provides guidance in respect to layout, orientation, use of materials and access. At its heart, it seeks to ensure that good design supports and raises quality of life for the occupants and users of buildings, including comfort, safety, amenity, privacy, accessibility and adaptability. In section 9.1 it ensures that room functions have been carefully considered and that rooms are big enough to accommodate standard sized furniture and storage and meets the nationally described space standard. It also seeks for new development to incorporate natural light and pleasant outlook with layout ensuring adequate levels of privacy and outlook for occupants of new housing, and existing residents.

6.0 Regenerative, Low Impact Assets

We believe that development should be regenerative and low impact, with a focus on sustainability and minimizing our environmental footprint. Our proposed development plan aims to achieve these goals by incorporating renewable energy sources, reducing waste, and promoting biodiversity. We are committed to creating a space that is not only functional and aesthetically pleasing, but also contributes to the health and well-being of the local ecosystem.

Regenerative, Low Impact Plan:

- **Renewable Energy:** The proposed development could incorporate renewable energy sources such as solar panels and wind turbines to reduce our reliance on non-renewable energy sources. This could be installed under permitted development where applicable, or identified on the enclosed application drawings.
- **Reduced Waste:** The applicants will implement a waste reduction plan that includes recycling, composting, and minimizing single-use plastics.
- **Biodiversity:** The proposed development will promote biodiversity by soft and sustainable landscaping materials to reduce runoff and provide habitat for local wildlife.
- **Sustainable Materials:** We will use sustainable materials wherever possible, such as reclaimed wood and recycled metal.
- **Water Conservation:** Our development will implement water conservation measures such as rainwater harvesting and low-flow fixtures to minimize water usage.
- The proposed works would be built in accordance with the latest building regulations Conservation Fuel & Power Approved Document L. This provides high levels of insulation, heat loss, SAP, & air tightness.
- The proposed dwelling in accordance with government legislation will have electric car charging points.

Policy AL1 – Regenerative, Low Impact Development

Low impact residential development as part of a regenerative use of land will be permitted where the

proposal:

1) Is located adjoining, or well-related to a settlement or comprises an existing farm or the location can

be justified in terms of the activity being undertaken and that travel patterns required for day to day needs can be met sustainably; and

2) Is demonstrably linked to a use of the land that will support a sustainable lifestyle for the development's occupants, be their principal residence and make a positive environmental and social contribution to Cornwall; and

3) Can demonstrate through a carbon statement a clear zero-carbon approach to both construction and operation and demonstrate self-sufficiency in energy, waste and water; and

4) Can demonstrate that all activities and structures on site will have a low impact in terms of the environment and use of resources. The need for new structures and buildings on the site is minimised and suitable redundant buildings are used before constructing any new buildings; and

5) Is tied directly to the land on which it is located and new buildings are designed to have a low impact on the land and be removable and the land restored to an acceptable use at the end of an agreed period of time, or when the regenerative or low impact use ceases;

and

6) Leads to the environmental and biodiversity regeneration of the site through a binding action plan and conserves and enhances the landscape character, heritage assets and heritage at risk and biodiversity of the site and surroundings; and

7) The proposal demonstrates a robust justification and improvement plan for the land use and sufficient land is available which can provide for the livelihood and substantially meet the needs of all residents on the site within a reasonable period of time and no more than 5 years from first occupation;

and

8) Provides a trust or other bona fide mechanism for the management and running of the enterprise Climate Emergency Development Plan Document Page 19 and the selection of any future residents or activity;

and

9) Demonstrates that the proposals will have no unacceptable adverse impacts upon residential amenity or other neighbouring uses.

10) Where the above is satisfied, permission will first be granted for a temporary period of up to six years subject to the condition that one year prior to the end of that agreed period, taken from the developments first occupation, a Monitoring Report is submitted to the Authority reporting on how the requirements of the management plan agreed by the Authority have been achieved. Following the grant of temporary permission, permanent permission will only be granted where the Authority is satisfied that the policy requirements have been and will continue to be met.

7.0 Travel Plan and Transport Statement

In principle, this proposal has been designed in accordance with Cornwall Council Highways Department Design Guide, and therefore we feel we have satisfied all elements required for Cornwall Council Highways Department to accurately assess our application in terms of required parking, highways safety and associated works.

The proposed application site and plan(s) outline the following:-

- Parking and turning layout – A minimum of six car parking spaces can be provided.
- The proposed vehicles can enter and leave the site in a forward gear without the need to reversing back onto a public highway.
- Clearly annotated sight lines measured from a drivers set back position of 2.4m which provides appropriate, unobstructed visibility for approaching vehicular speeds. There will be no standing obstruction higher than 0.9m within the visibility splays.
- Minimum width of driveway should be 3.7m.
- The access will be formed at a 90 degree angle to the highway.
- The first 5m of the driveway will be constructed as a bound surface to avoid the discharge of loose material onto the highway.

- Surface water should be managed within the site to avoid any runoff onto the highway. This will be achieved by surface water soakaway's and 'Aco Drains'. All works to be in accordance with Approved Document H of the Building Regulations.
- There are no alterations to the existing parking arrangement of the dwelling house, and therefore this application seeks no permission for any Highways/Parking Arrangements.
- The consideration should also be given that the area is highly sustainable and there is no requirement to provide on site parking in support of our application.
- The application site is well located to existing bus links, trains, public transport and facilities. It is anticipated that the applicants will require minimal use of private vehicles.
- The area contains various sustainable services that can accessed by foot. These are traditional public house(s), school(s), shopping facilities, post offices and church. It is assumed the transport activities of the application site could be regarded as minimum reducing the carbon activities of the occupants.

8.0 Green Infrastructure Statement

The proposals reduce the amount of hard landscaping and introduce more permeable surfaces and pollinator friendly native planting. The increase in permeable soft landscaping features will help to reduce the surface water runoff.

The enlarged site layout plan on sheet 001 identifies the existing boundary treatments, proposed and various soft landscaping details forming part of our proposal.

The intention of this application is to increase the biodiversity on site by incorporating new planting and biodiversity enhancements through planting and habitat creation across the site.

The proposed works could incorporate bird boxes and bee bricks, in accordance with the Cornwall Council Planning for Biodiversity Guide (2018). Subject to request and condition by Cornwall Council.

The incorporation of Green Infrastructure has played a pivotal role in the planning of this project, with the aim of facilitating the movement of both people and wildlife throughout the site, while also establishing a network of versatile spaces. The proposal for an onsite Biodiversity Net Gain (BNG) is a testament to the development's commitment to preserving and enriching the natural environment.

Due to the scale and use of the site long-term maintenance of the green infrastructure will fall to the future owners of the plot. However, a suitable planning condition can be applied if requested by Cornwall Council.

The existing biodiversity will be retained as part of the proposed works.

9.0 Effects on Heritage Assets

Conservation Statement

The application site does not fall within a Conservation Area.

Area of Great Landscape Value

Policy 22 relates to the natural environment and seeks to ensure that the distinctiveness and character of Cornwall's natural environment and assets are protected. The site is located outside of, but in close proximity to the AGLV and therefore, any development would need to be sensitive of this landscape asset and seem to ensure its conservation and enhancement.

Area of Outstanding Natural Beauty

Policy 23 relates to the natural environment and seeks for development proposals to sustain local character and distinctiveness. Point 2 specifically relates to Cornish landscapes and advises that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes. Point 2(a) relates to the AONB and states that great weight will be given to conserving landscape and scenic beauty within or affecting the setting of the AONB.

World Heritage Assets

The application site does not fall within the Cornwall and West Devon Mining Landscape World Heritage Site (the WHS).

10.0 Conclusion

We believe that the details submitted clearly show that the site can be developed in a way that the locality will not be adversely affected, indeed, there is a clear opportunity to provide a high-quality development to meet the needs of present and future generations.

As previously mentioned, there are several comparable application sites that have been approved. We have transparently demonstrated this certainly accords to the Cornwall Local Plan & National Planning Policy Framework.

Overall, the proposed development of the site would represent sustainable development, supported by the NPPF and the policies of the emerging CLP and as such, we believe Cornwall Council should support the principle of the proposals contained within this formal planning application.