

Design Access Statement (incorporating Green Infrastructure Statement)
09.10.23

Proposed new dwelling on Land East Of Lower Town Barn Trewidland Cornwall PL14 4ST



A proposed Aerial Perspective from the South East

1. INTRODUCTION

1.1 This Design and Access Statement has been compiled in support of a planning application for a proposed new dwelling on a previously developed site at Trewidland.

1.2 The proposed site is to the East edge of an existing settlement which currently sites a steel framed shed.

1.3 The site is bounded to the North East and North-West by a timber fence and to the South West by a fence and a stone wall.

2. DESIGN & CONTEXT

2.1 The Application site is within the Parish of St Keyne and Trewidland and is within very convenient proximity to Looe and Liskeard via the A38 to the North East

2.2 The site is within an Area of Great Landscape Value but will be enclosed by Stone hedged boundaries and would be seen within the context of the existing settlement at Trewidland therefore we do not feel that the proposal will harm the unique qualities that justify the designation. There are no other known planning restrictions.

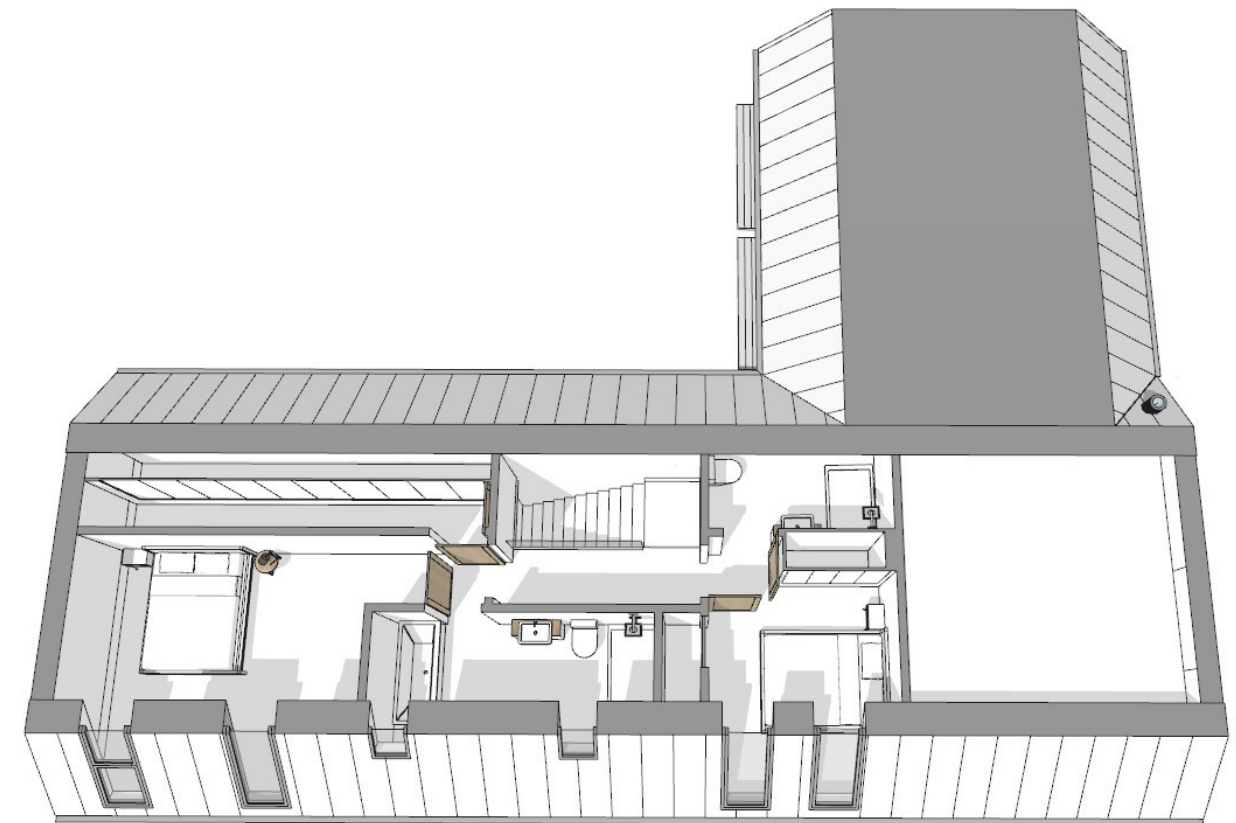
2.4 The design is simple; L-shaped in plan with the garage forming the leg. A glazed corner window maximises light to the North-East living room. Two bedrooms are at first floor level with a single bedroom and study to the ground floor. The proposed roof pitch is approximately 45 degrees and is of a 'room-in-the roof' design, with proportions designed to avoid dormers protruding from, and complicating the simple gabled roof form.

2.5 The proposed design features a predominantly dark grey zinc roof with a mixture of zinc cladding, timber cladding and natural stone to the walls. The natural colours will help the building to synthesise into the surroundings.

2.6 A level threshold will be provided with W.C's at ground floor level. The access will be via the existing road that accesses the site from adjacent to Lower Town House.



Above: A 3-D perspective of the ground floor (not to scale)



Above: A 3-D perspective of the First floor (not to scale)

4. CLIMATE CHANGE STATEMENT

4.1 The proposed dwelling will be extremely well insulated to exceed current building regulations standards.

4.2 Locally sourced materials and (where possible) the use of non-plastic materials have been specified.

4.3 The layout offers maximum natural light to the living spaces reducing the need to artificially light the spaces.

4.4 The materials schedule includes specification of locally sourced natural stone and timber to reduce transport and provide long lasting and durable finishes as well as zinc which is also extremely durable.

4.5 It is recommended that air source or ground source heat pumps in combination with under floor heating systems would be the least carbon intensive methods to heat the property provided that the electricity is sourced from green energy suppliers.

5. DRAINAGE

5.1 The site benefits from a mains drainage connection (indicated on the proposed block plan).

5.2 The existing access road will be retained, hardstanding around the vehicle parking etc will be of a permeable surface.

6. GREEN INFRASTRUCTURE

6.1 The recent Climate Emergency Development Plan (February 2023) stipulates;

Policy G1 – Green Infrastructure Design and Maintenance Green infrastructure should be central to the design of schemes, ensuring permeability of the site for wildlife and people and creating a multi-functional network of spaces and uses. All developments should be planned around the protection and enhancement of nature. Development proposals will be expected, where appropriate to the scale and nature of the development, to meet the following principles of green infrastructure design:

1) *The green infrastructure should form a multifunctional network through the creation of linear and other green infrastructure features to provide and enhance natural connections using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging as the key starting point for green infrastructure proposals and retain, reinforce and embed them into the design of the development to create distinctive places with permeable boundaries that reference, reflect and enhance the local environment; and*

2) *The green infrastructure shall be accessible for all with high*

levels of accessibility in public areas, and promote health, wellbeing, community and cohesion and active living; and

3) *The green infrastructure shall incorporate sustainable drainage and blue infrastructure wherever possible and create better places for people and wildlife; and*

4) *The green infrastructure shall be resilient to climate change, minimise the development's environmental impact and enhance the quality of water, soil and air, aiding resilience and adaptation to climate change; and*

5) *Priority shall be given in landscaping schemes and natural planting to at least 50% pollinator friendly planting of predominantly native species; and*

6) *Street trees and other greening shall be integrated into street design and public open spaces wherever possible while remaining sympathetic to the historic environment. Streets should be designed to accommodate tree pits, whilst maintaining the space for the necessary runs of services (e.g. water, electric, sewerage); and,*

7) *The design and maintenance of green infrastructure shall conserve and enhance the historic environment and contribute to local distinctiveness; and*

8) *Homes should have access to a well-proportioned and*

well-orientated garden (generally equal in size to the footprint of the house) or other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature; and

9) *The development shall make provision for long-term, post-development management and maintenance for all green infrastructure, including provision for community representation and management; and,*

10) *The development proposal shall include a scheme for the provision of bird and bat boxes and bee bricks tailored to habitat conditions existing on or being created on and/or adjoining the site including the location and clustering (as appropriate) of those measures. These should normally be provided at the rate of one measure per unit, provided in the most suitable locations, either as single units or a cluster of such (e.g. close to hedgerows and flightpaths).*

6.2

a. This is a rural proposal for which an ecological specialist has been engaged and dry stone wall has been incorporated as a boundary feature that will improve bio-diversity.

b. There are pedestrian rights of way through the adjacent field that provide access to local footpaths and green space.

c. The use of permeable hardcore surfacing and a soakaway for the modest roof , will

provide sustainable drainage for the proposal

d. The garden will be laid to lawn.

e. To summarise, the site is currently an existing concrete pad with an open-fronted shed positioned over a significant proportion of it. The shed is to be removed and permeable surfacing introduced as well as boundary features constructed in a way that encourage a multitude of wildlife species are to be introduced and areas of concrete will now be removed and laid to lawn.

Green Infrastructure has been considered during the design of this scheme to ensure the development will respect, encourage and protect the existing natural features.

7. TRANSPORT STATEMENT/TRAVEL PLAN

7.1 The proposal is for a single 3 / 4 bedroom dwelling with adequate existing access and parking provisions.

7.2 The existing shed requires vehicular access and in replacing the shed, the increase in traffic will arguably not be increased significantly. Nevertheless, we would consider that the local roads, not heavily trafficked, can accommodate a marginal increase in use.

7.3 Trewidland benefits from a primary school and a local Nurseries (horticultural). Adjacent villages such as nearby Duloe, provide facilities such as a pub, Church and grocery store. The hamlet is also well situated to serve and be served by other adjacent towns and villages such as Dobwalls, Looe and Liskeard.

7.4 There is a bus stop within walking distance at only approximately 200m from the site.

7.5 For further services such as Hospitals, Theatres and Cinemas, there are good transport links to the A38 to the North which provide access to the City of Plymouth.

8. DESIGN-BASED PLANNING POLICIES

8.1 With regards to design, Cornwall Local Plan 2010-2030 states;

Policy 12: Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:

a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation.

Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and

b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and

c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections; and

d. adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses; and

e. engagement process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.

2. In addition development proposals should protect individuals and property from:

a. overlooking and unreasonable loss of privacy; and

b. overshadowing and overbearing impacts; and

c. unreasonable noise and disturbance.

8.2 The proposal takes the form of a 'contemporary vernacular' dwelling which will sit sensitively within the setting. Careful consideration has been given to the positioning of the building within the site, the choice of materials and the overall design. The proposal would not have a negative affect on the amenity of neighbouring properties and therefore accords with Policy 12 of the Local Plan.