

Design and Access Statement

Outline Application with all Matters Reserved except Access



Project No. 230806
Client Sheila Lange
Site Address The Chalet, Bal East Lane, Polgooth, Cornwall PL26 7AU

Project New Dwelling to replace The Chalet

Issue 01
Date 28.11.2023
Written by AIC
Checked by SMH
Form No. X-13-4-2109



REVISIONS

Date	Issue No
21/06/2022	Issue 01

FORMAT OF THE DESIGN AND ACCESS STATEMENT

The format of the Design and Access Statement is based on the CABE Guidance: Design and Access Statements - How To Write, Read and Use Them¹.

ACCOMPANYING DRAWINGS AND DOCUMENTS

This Design and Access Statement is to be read in conjunction with the following drawings and documents:

No.	Drawing/Document	Revision
E00	Location Plan	
E01	Site Plan as Existing	
P01	Indicative Site Plan as Proposed	

DESIGN BRIEF

Rowett Architecture has been appointed to provide a proposal for an Outline application with all matters reserved except access. The client Sheila Lange has appointed us to provide the necessary documents to seek approval for a new replacement dwelling for **The Chalet, Bal East Lane, Polgooth, PL26 7AU**.

THE PROCESS

As part of the process, we have taken into consideration several aspects, and these are detailed within this document under the sub-headings **Assessment, Involvement, Evaluation, and Design**.

ASSESSMENT

Local Context:

The site is located in the historic county of Cornwall, a county inseparable from its industrial, mining, fishing and farming heritage. A largely rural landscape encompassing a diverse environment and rich economic and cultural history. A modest population is dispersed among the main market towns and villages. The expansive coastline hosts many historic ports, and these align with the wild landscapes of the moors, valleys and hills which now attract many visitors to the area each year.

The Local Plan brings focus on this heritage while looking to develop employment opportunities, making a positive difference in people's lives, and making better places where people want to live, work and play. Key objectives include the provision for an appropriate home, to give everyone the opportunity of benefitting from a home in their local community.

The local context includes several designated areas, the Areas of Great Landscape Value and Great Historic Value.

Physical Context:

The village of Polgooth is in the civil parish of St Mewan and St Ewe located near St Austell. The site is situated at the far South end of the village, coming off an unpaved road that splits, connecting to the village centre and Trelowth Road.

Located towards the edge of the village, the site is surrounded by residential areas as well as hills and greenery.

¹ Available online at: <https://webarchive.nationalarchives.gov.uk/20110118111019/http://www.cabe.org.uk/files/design-and-access-statements.pdf>



The development of a new dwelling within this area will provide a modest economic contribution through families using the local businesses.



Figure 1: Google Map extract showing the site in Context.

As you can see from Figure 1 above, the site is surrounded by:

- North – Residential properties
- East: – Woodlands
- South: – Agricultural
- West: – Residential properties

Listing Status: The property is not listed.

Planning History: Cornwall Council’s Planning Search revealed that there was previously a planning application made seeking demolition of the existing chalet and an erection of a dwelling under **C2/94/00755** which was approved with conditions in January 1995, however no worries were ever undertaken to secure this permission.

Planning Policy: For this application, the most up-to-date planning guidance and policies of relevance are:

- National – National Planning Framework 2019 [NPPF]
- Local – Cornwall Local Plan – Strategic Policies 2010-2030 [CLP]
- Neighbourhood – Neighbourhood Plan – St Mewan Neighbourhood Plan 2016 - 2030

EVALUATION

The site lies not only within an Area of Great Landscape Value but also in an area of Great Historic Value. Special care needs to be taken to cause a minimal visual impact on the site. The proposal is located within the garden of The



Chalet with the intention to replace the one storey deteriorating chalet. Planning permission was granted in January 1995 for a similar approach to which this application is seeking.

The site will incorporate the existing access and landscaping, to allow much of the existing vegetation and garden area to be retained in place. The proposed dwelling will replace a currently uninhabited chalet, in a similar footprint. Given the considerable work that is required to bring this chalet back to life, it seems sensible to apply for something more substantial and permanent in its place.

DESIGN

In Polgooth, there are many different styles of architecture present, and these have informed our design so that the proposal's appearance enhances and is in keeping while still appearing modern. See the **Appearance** section for further details, including images taken from the surrounding area.

The above has informed our design as described in the rest of this Design and Access Statement. The following sub-headings will expand on the design principles and concepts that have been applied to this proposal and they are **Use, Amount, Layout, Scale, Landscaping, Appearance, Access, and Sustainability**.

USE

Current Use: Dwelling

Proposed Use: Dwelling

AMOUNT

For the purpose of this application, a single detached 3-bedroom 5-person dwelling footprint at the size of 86m² based on a two-storey dwelling in accordance with the National Described Spaces have been indicated on the site plan.

Area of the site proposed for the development: <i>(Based on the Topographical Survey)</i>	751	square metres
Gross Internal Floor Area (GIA) of the proposal:	86	square metres
Which can be broken down into:	House:	86 square metres
Space allocated for parking:		
The site provides parking for:	2	Cars

At this time this is only an indicative layout to demonstrate how a house of this size can be accommodated comfortably within the site complete with private amenity and parking facilities. A Reserved Matters Application will be sought following approval to deal with these matters in more detail.

Please see the **Access** section for more information on vehicular and pedestrian access.

The National Described Space Standards document recommends a minimum gross internal floor area for new dwellings. For a 2-storey dwelling with 3 bedrooms to accommodate 5 people, a minimum GIA of 86m² is required. This design accords to this, providing rooms that are comfortable and practical for family use, whilst being in scale with properties of similar size within the neighbourhood.



LAYOUT, SCALE AND APPEARANCE

The layout, scale and appearance of the proposal will be developed following the outline application advice and a subsequent Reserved Matters application. The proposal will reflect the necessary scale and height required for the effective use of the dwellings and would be proportionate with the scale of the existing surrounding area.

LANDSCAPING

While the proposal is for a new dwelling much of the existing garden and landscaping could be retained as existing.

The driveway will be utilising the existing entrance to the site forming its own new parking area with adequate turning space to enable vehicles to enter and leave the driveway in a forward manner.

As demonstrated by the indicated site plan, there is ample room for private amenities. Full details of the landscaping proposal will be followed up with the Reserved Matters application once the design of the dwelling has been developed.

ACCESS

The proposed dwelling will utilise the existing driveway, it may require widening slightly to accommodate adequate turning provision. The site currently has one point of vehicular access onto the main public highway as demonstrated on the site plan. This entrance is to be retained and has been identified on the submitted plans.

Parking for two vehicles have been indicated with adequate turning heads onto the existing access, further details will be provided in the Reserved Matters application once the full design and details of the dwellings have been developed.

SUSTAINABILITY

Sustainable principles that will influence all aspects of the proposal, either in this application or the subsequent include:

- Encourage the use of public transport.
- Selection of abundant robust and long-life materials to increase the life span of the building and reduce the maintenance and overall running costs.
- Consider existing adjacent uses to ensure the design of the proposal avoids the potential for overlooking adjacent private areas or overshadowing where possible.
- Respond to the existing pattern of the development appropriately and considerably, resulting in an attractive addition to the historic environment.

CONCLUSION

The proposal demonstrates how a dwelling can be accommodated on the site without detrimental impact on the area or the existing property. Previous planning was sought and approved with conditions in January 1995 for a similar application to this. While we appreciate that planning policies have changed, the principle of this development remains the same.

The proposal could utilise the existing dwelling's footprint, thus reducing the impact on the amount of greenspace retained on site. The new building will provide a better living environment and amenities for a family.

In the context of the NPPF being in favour of sustainable development, there is no significant and demonstrable harm capable of outweighing the benefits of the proposal. It is in the view of **Rowett Architecture** that the proposed development will provide a cohesive and enriching addition to the built environment without detrimental impact on the fabric of the area.



PHOTOGRAPHS



Existing entrance to the site from the track to be retained.



Existing access to the site to be retained as existing.



The existing chalet on the site.



The existing garden to be retained where possible.