

DESIGN AND ACCESS STATEMENT

*Demolition of Dilapidated Garage and replaced with one bed studio flat
at 9 Park Hill, Falmouth, Cornwall, TR11 3QH*

20/12/23

REV-01

K/A 438

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Site Location (Map View)



Google maps - 19.12.23

1.0 Introduction

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Introduction

This Full Planning Application is being submitted for the Demolition of Dilapidated Garage and replaced with one bed studio flat at 9 Park Hill, Falmouth, Cornwall, TR11 3QH.

The applicants are wishing to replace a garage that is in a state of disrepair with a 1 bed dwelling. The site is in a well-connected area of Falmouth which is predominantly student accommodation and is served by car, Bus and Train links.

This application looks to take into account advise given under PA22/01274/PREAPP and show that a one bed dwelling is suitable and possible within the space provided.

Applications Approved in the Falmouth Area

PA17/07369 | Demolish existing sub-standard detached garage and erect replacement garage and family annexe. | 18 Clifton Terrace Falmouth Cornwall TR11 3QG

PA22/06860 | Demolition of detached garage and construction of a new detached 2 bedroom annexe. | Heather Way Lambs Lane Falmouth Cornwall TR11 2JL

PA21/07181 | Demolition of garage and erection of single storey annexe | Baythorn 1 Spernen Wyn Road Falmouth TR11 4EH

PA19/08566 | Demolition of existing residential annexe to rear of 2 Park Crescent and rebuild of a larger new dwelling | Land To Rear Of 2 Park Crescent Falmouth Cornwall TR11 2DL

Cornwall Local Plan & National Planning Policies

It is our belief that the Proposed Annexe, satisfies policies outlined in the Cornwall Local Plan and the National planning Policy.
Cornwall Local Plan: -

Policy 1- Presumption in favour of sustainable development

Policy 2- Spatial strategy

Policy 2a- Key targets

Policy 3- Role and function of places

Policy 6- Housing Mix

Policy 12- Design

Policy 13- Development standards

Policy 16- Health and wellbeing

Policy 21- Best use of land and existing buildings

Policy 22- European Protected Sites

Policy 23- Natural environment

Policy 24- Historic environment

Policy 26 - Flood risk management and coastal change

Policy 27 Transport and accessibility

National Planning Policy Framework 2021

Section 1 - Introduction

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 5 - Delivering a sufficient supply of homes

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal

Change

Section 16 - Conserving and enhancing the historic environment

2.0 The Site

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Property

The site is accessed from the site is accessed via Clifton Place Road or Park hill. The property is a 3 bedroomed student accommodation. The property is served by on road parking and is situated within a popular and well-connected area of Falmouth. The property is afforded a rear workshop which over recent years become dilapidated and unmanageable.



Google maps - 19.12.23

Site Images



Site Context Images

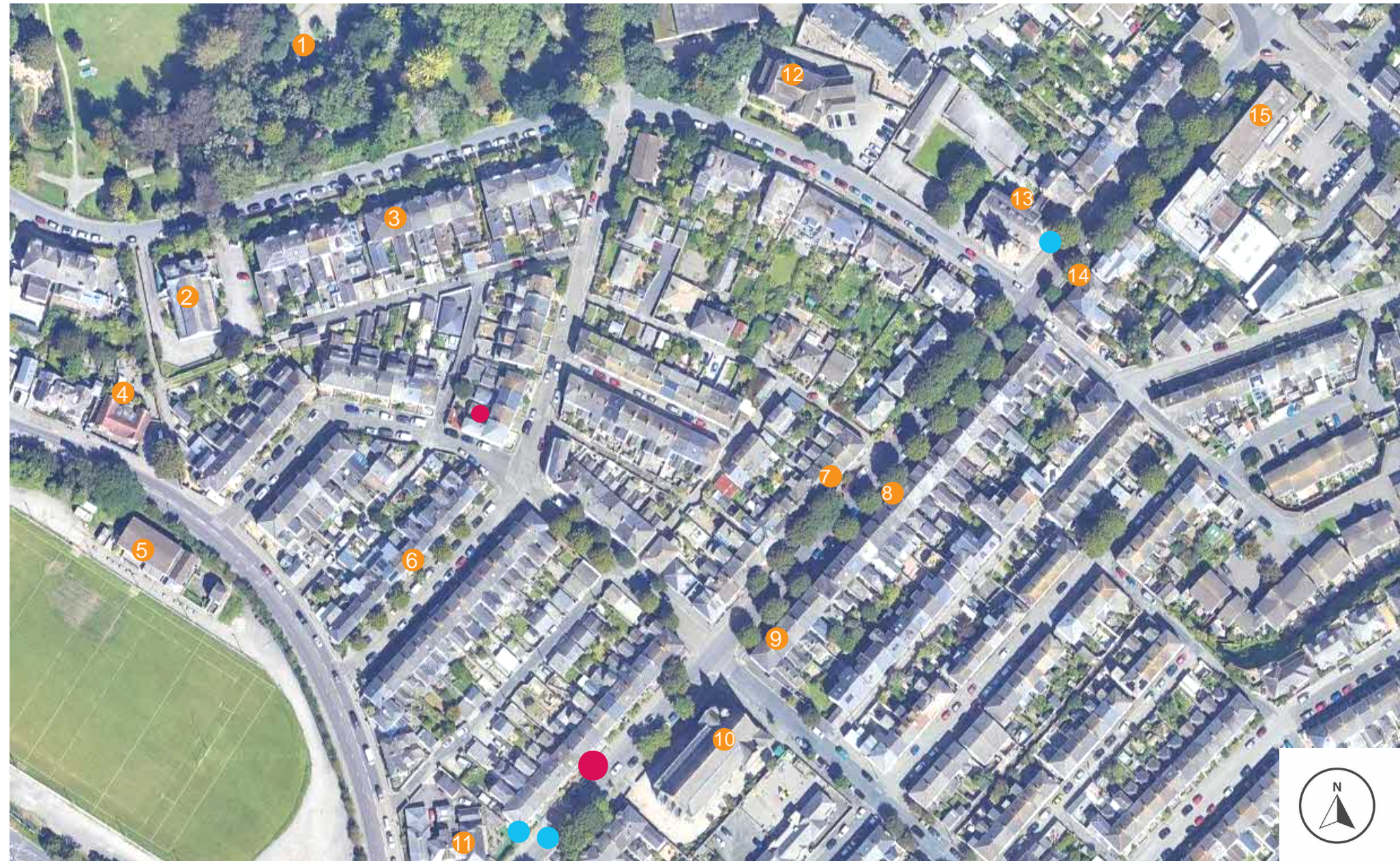
Examples of properties within immediate proximities to the site.



Site Analysis

Location Key

- Key Community Places
 - 1- Cabin Coffee
 - 2- The Park Family Hub
 - 3- Massage Falmouth
 - 4- Naturally Learning Falmouth
 - 5- Falmouth Rugby Club
 - 6- Duchy Dog Grooming
 - 7- The Anchor Project
 - 8- Killigrew Inn
 - 9- Day Lewis Pharmacy Fal
 - 10- All Saints Church Fal
 - 11- Falmouth Day Centre Age UK
 - 12- The Athenaeum Club
 - 13- St Mary Catholic Church
 - 14- Hairbiz
 - 15- Falmouth Marine School
- Site Location
- Bus Stop locations



Google maps - 19.12.23

Travel Plan

The Proposed annexe is situated within an area that is very well connected and is serviced by bus routes that provide connection to Cornwall and to the train station and situated close to the proposed site with the bus stops five minutes walking distance from the site. The site has recreational facilities and leisure facilities within a 5 – 10-minute walk.

Site Analysis

Green Infrastructure Plan

The proposed studio flat will be constructed to the current building regulations meeting and where possible exceeding Part L requirements.

The property will incorporate clean energy using solar and air source technologies to heat the property as well as making use of natural light to provide a portion of solar gain through rooflights to the ground floor area as well as utilising the natural light to reduce the need for artificial lighting during daylight hours. While this may seem like an obvious comment about natural light we would like to point out that the property is situated in a naturally lit position and rather than trying to open up apertures using windows situated in the wall space which in this instance is not desired the use of roof lanterns or rooflights is beneficial on both factors highlighted above. The solar gain both in the winter and summer months will help to reduce the overall cost of heating ensuring that the use of heating is minimalised. While we recognise that this is only a small contribution it has been designed in to be a contribution.

Construction will be through one of two methods Cavity block 350mm wide with increased insulation or timber frame construction with block outer skin.

The roof space will be insulated to Part L requirements and windows to be a minimum double glazed again to meet the Part L requirements.

All items pertaining to the thermal elements will be undertaken to ensure that the property is suitably resilient to climate change and the changes in temperatures that may be experienced over the years.

The property has been designed so that ventilation can be maximised to ensure that the property can adapt with the changing seasons and rises in temperature. Items such as ventilation can easily be adapted to suit the property and to adapt with ongoing climate changes.

Surface water will be discharged as existing. This requires it to be discharged into the mains foul drainage system. historically the surface water run off is from a pitched roof which covers the majority of the existing garage. The proposed does not increase the amount of water discharging into the drainage system but the use of an enlarged area of flat roof ensures that the run off is slower and as such would help to reduce sudden impact on the drainage system.

The design of the annexe has as already stated in this document taken into account the surrounding properties and area and has put forward a design that will conserve and enhance the historic environment. The proposed annexe application provides an opportunity to utilise elements such as bird boxes and other such nesting elements to encourage the local habitat where possible, given that the proposed is situated in a hard landscaped town setting suitable nesting boxes would be used to suit the wildlife that has become accustomed to such an environment.

3.0 The Proposal

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Design

The one bed dwelling is to be situated to the rear of the property which currently a garage in very poor condition and unused.

The design has considered the comments from the preapplication advice taken from PA22/01274/PREAPP to ensure that the design is in accordance with that advice. Given that the application was looking to provide 2 1/2-bedroom properties over a two-storey property as the new agent we agree with the advice given that this would be overdevelopment of the site. We have therefore advised the applicants that the space provided would only be suitable for a 1 bed apartment and providing it over a smaller two storey element to consider firstly the factors highlighted in the pre app advice but also designed in a way that does not affect the existing natural light situation.

The comments in the preap make mention of several items that are possible of being addressed.

The preap advice mentioned several times impacting on the amenity space for the existing property. Given that the garage is what you would describe as being in a dilapidated state and with no safe access available and never being used for amenity space for the property the space that is provided in the courtyard will not be impacted in any way and continue to provide suitable space for the property. While the amenity space is to be shared with the proposed single bed property the use of the existing courtyard is only used for bin storage. It also provides an area that can be used for drying washing but given the nature of the property the amenities side for the existing property as well as the majority of those in the area rely on local laundrettes for washing and drying of clothes.

Parking for the property has always been situated on the road and not in the garage which has been until recent years a workshop. The property has ample amounts of parking available to the property as well as being in a location where it is very well connected to bus stops, train station and cycle routes the property would not require a designated parking position and would promote green transport for those living in the Falmouth area. The property is within walking distance of the town for necessary amenities and Kimberly Park is a

5-minute walk for recreational activities.

Comments relating to an area to sit etc is not a valid issue given that the property like most flats in existence rely on facilities in the area. The proposed is very close to Kimberly Park, Falmouth rugby club and rugby fields as well as a short walk from Falmouth marina and town which offer many opportunities for external activities as well as places to sit etc. The provision for bin storage is to remain as existing. Currently there is a portion of hardstanding immediately outside the property that would allow the storage of a single bin store which would allow for bin collections to be made without creating any issues. Existing properties both to the front and rear of the property are serviced by bin collections along the same road as the proposed.

The internal space has been designed to enable good sized space that is adequate and in accordance with the national space standards for new properties. As part of the usage of the property and in accordance with the recycling facilities that Falmouth council provide to their residents there is suitable space for the separation of household waste for a single occupancy dwelling.

The internal space as mentioned is in accordance with the national space standards providing more than the required space for a single occupancy property.

The design and layout of the proposed has considered the comments made regarding the area and type of properties which were made by the planning officer.

The proposed while it is a two-storey design has been designed to ensure that it is in keeping with the surrounding properties. The design incorporates two storey which is at a lower level to the existing which clearly indicates an addition to the property as well as a single storey element that as mentioned in the preap is in keeping with the area. The proposed does not look out of place and great care has been taken to ensure that it matches other examples of properties. Examples of other properties in the area are highlighted in appendix A. These examples show two storey extensions at a lower ridge and or eaves height to the property in which they are extending along with some having single storey portions.

The proposed design has sought to mimic this characteristic and keep the overall development as minimal as possible. The proposed design has taken into consideration the sun path. The property is east facing, the proposed has sought to utilise

this in ensuring the natural light to the property is maintained and not hindered in any way.

While the proposed has a small portion being two storey it is positioned to not create shadowing onto the existing property. This has been achieved by providing a single storey element to higher than that already in existence and to maintain a wide gap before the two-storey portion is introduced. This then means that as the sun rises and travels over the property there will be no shadowing created by the proposed property that will negatively affect the existing property or spaces.

The proposed while not forming part of this application has been designed to be a space for a member of the applicants' family who is able to live independently but suffers from mental health issues.

The property has been designed to be a manageable property that doesn't require large upkeep or maintaining both internally or externally. The property affords a lot of natural light through to the living areas via rooflights and suitably sized windows. With the access to the property being good it is possible that anyone with such conditions can be monitored and looked after while still maintaining independence. For this reason, the property would help to contribute to spaces and dwellings that those with mild disabilities would be able to live in comfortably and in safety being in close proximity to local amenities and care facilities that may be required. As mentioned, that while this application has not made this the dominant factor in proposed application it is worth considering that the space is contributing to Policy 6 housing mix in providing one bed accommodation which is needed in the Falmouth area as well as a space that would help those with mild disabilities. Materials used are like those used on the existing property and properties in the area. Natural Slate roof with painted render to the walls and UPVC facias, guttering and downpipes with UPVC windows and doors.

3.0 The Proposal

Access

The site is accessed via Clifton Place Road or Park hill road access and parking arrangements will not be altered.



Google maps - 19.12.23

4.0 Conclusion

4.0 The Conclusion

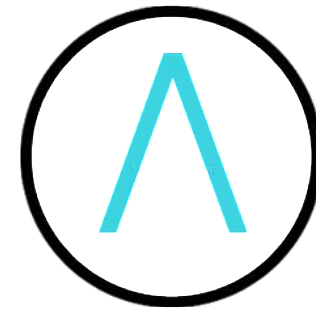
Conclusion

It is our understanding that the information that we have provided show that the proposed single bed dwelling can be undertaken in a way that will not adversely affect the area. We believe that the proposal will allow the property to be used to its full potential ensuring it is a enjoyable dwelling to live in for now and the future.

It is our belief that Cornwall Council should support the application based on the information provided and the fact that the proposed application for this development is supported by both the Cornwall Local Plan and the National Planning Policy Framework.



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