

**DESIGN AND ACCESS STATEMENT**  
**LAND AT TREVELLAS, TREVELLAS**  
**PROPOSED OUTLINE APPLICATION FOR DWELLINGS**

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## 1.0 Introduction

This document provides information in support of an outline planning application for the construction of 3no dwellings on the site referred to below. The site is not currently in use and is significantly overgrown.

## 2.0 Site and Location

The site is located within the village of Trevellas, situated midway between St Agnes and Perranporth. The site is adjacent to an unnamed road which is not far from the B3285 to the south east.

The grid reference for the site is SW 73944 51623.

The site is located within the settlement of Trevellas. To the north is a semi-detached 2 storey property, to the north east are 2no detached bungalow dwellings. To the immediate south is a detached bungalow and to the west is a substantial holiday park development consisting of 2 storey terraced properties built circa 1950.

The aerial photograph below show the extent of the site and surrounding properties.



Figure 1. Aerial view of the site.

### 2.1 Landscape

The site has a slight slope from north to south but is generally level.

The site is not within any flood risk or critical drainage zones.

It is unclear whether an existing hedgerow exists to all boundaries due to the amount of vegetation present within the site. It is intended that any existing hedgerows and clusters of quality vegetation will be retained, protected, and enhanced.

It is unclear whether an existing access point exists from the adjacent unnamed road.

## **2.2 Surrounding Architecture**

The ages and vernacular of the properties within Trevellas vary considerably. There are several traditional stone dwellings along the B3285. Some have been rendered, whilst other have painted stone walling.

To the west there is a substantial development of 1950s pebbledash terraced buildings currently used as holiday accommodation.

The semi-detached property immediately to the north of the site is a 2 storey rendered building with a slate roof and terracotta ridge tiles.

## **2.3 Designations**

The site is located with an article 4 direction order which refers to the use of land as caravan and holiday parks.

There are no historic or landscape designations covering or close to the site. None of the buildings in the area are listed and the site is not set within a Conservation Area.

There are no public rights of way through the site.

## **3.0 Proposal**

It is proposed to construct 3 no 3 bedroom dwellings on the site.

The 3 dwellings would be 2 storey properties, with private gardens and allocated parking for 2 vehicles. There is sufficient space within the site boundaries for the on-site management of surface water and foul waste if needed.

The design of each building will fit with the local vernacular.

The dwellings are to be positioned to make best use of the constraints on site and being mindful not to cause any overlooking issues to or from the properties on adjacent sites.

## **3.2 Sustainability**

The dwellings will be designed and constructed to be highly energy efficient with many green elements incorporated into the design. These include:

1. Highly insulated cavity walls, roofs, and floors.
2. High performance double glazed windows and glazed doors.
3. Utilising renewable energy following a review of system options, most probably air source or ground source heat pumps.

The development will make use of local contractors and suppliers.



Figure 2. The proposed site layout.

### 3.3 Use

The dwellings will add to the local housing stock, providing homes for local families.

### 3.4 Scale

The buildings will be on a domestic scale, with ridgelines being 9m (approx.) from finished floor level, which is far lower than the ridge line of the adjacent 2 storey dwellings to the north.

## 4.0 Access

### 4.1 Vehicular and Transport Links

The site will have a single new point of access onto the adjacent unnamed 40mph road. All 3 dwellings will be accessed via the new private access road.

A bus stop is located less than 100ft to the south, at the junction with the B3285. This route provides access to local and the wider county areas.

### 4.2 Inclusive Access

All switches and sockets will be located within a band of 450-1500mm above ground level for inclusivity.

The dwellings will have level access and 1no accessible parking space per property.

## 5.0 Photographs



Figure 3. View of the site looking west.



Figure 4. View of the site looking south west.



Figure 5. Adjacent property to the north.



Figure 6. View of the unnamed adjacent road looking south with the site on the right.