

Keithley, Pennance Lane, Lanner, Redruth, TR16 5TL

Proposed Single Dwelling

Design and Access Statement

Background

The proposal centres around an under-utilised area of the existing rear garden within Keithley's curtilage. The intended site is virtually level and contains existing services that do not require substantial modification. Level vehicle access is available from the existing estate road, Penmayne Parc.

Setting

The scale of the development is consistent with the surrounding built environment; residential chalet style bungalows with individual plots, accessed by an established adopted estate road. The orientation of the proposed dwelling reduces the potential for overlooking neighbouring gardens, the major aspect being to the south east and above the opposite property, Cardene.

Layout/ Scale

Arising from the Pre-Application comments, the plot size has been increased to provide additional amenity area which has been agreed as sufficient.

Soil Contamination Survey/ Mining Survey

A mining desk study has been undertaken which indicates there is a minimal risk of mining related activity within the proposed site area.

A Soil Contamination Survey indicates there may be traces of potentially harmful agents within the site area. It has been agreed that a Stage II Soil Sampling and any required remediation would be undertaken & verified prior to commencement of building works on site.

Executive Summary & Initial Conceptual Model enclosed. (ref. CLC/SS/3249.b.SS)

Design

The proposal is a compact two bedroom 'dormer' style bungalow finished externally in a style complementary to the local vernacular. Door and window openings are arranged on the south east and south west elevation to take advantage of the prevailing daylight and to reduce overlooking. Being a level plot, the need for substantial groundworks is reduced and existing boundary fencing and hedges maintain privacy. The layout allows for a modest garden to the south east, a clothes drying area and an infiltration vehicle hardstanding. An integral store is provided for the storage of recycling etc.

Specification

Plot area overall	226 square metres (approx)
Dwelling footprint	56 square metres
Surface water infiltration area	28 square metres