



# DUCHY *of* CORNWALL

## Design and Access Statement



Duchy of Cornwall Nursery, Cott Road, Lostwithiel, Cornwall, PL22 0HW

October 2021



<b>Quality Audit</b>			
<b>Ref.</b>	<b>Name</b>	<b>Signed</b>	<b>Date</b>
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<b>Revision Register</b>			
<b>Rev.</b>	<b>Date</b>	<b>Notes</b>	<b>By</b>
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## **1.0 Terms of Reference**

### **1.1 Applicant details:**

Alastair Martin,  
Duchy of Cornwall  
10 Buckingham Gate  
London  
SW1E 6LA

### **1.2 Agent details:**

Gregory Lean  
Duchy of Cornwall  
Restormel Estate Office  
Lostwithiel  
Cornwall  
PL22 0HN



### **1.3 Site address:**

Duchy of Cornwall Nursery  
Cott Road  
Lostwithiel  
Cornwall  
PL22 0HW



## **2.0 Introduction**

**2.1** This design and access statement has been produced by the Duchy of Cornwall in support of the accompanying planning application for the proposed extension to the Duchy of Cornwall Nursery main building to improve public and staff facilities, create new work areas, entrance foyer and till points, an orangery for all weather dining and a more comfortable experience for customers, twelve months of the year.

**2.2** This statement should be read in conjunction with the following;

- The completed planning application form and ownership certificates.
- Site Location Plan
- Site Plan as existing
- Site Plan as proposed
- Plans existing and proposed
- Elevations existing and proposed
- Sections existing and proposed
- 3D internal and external images



### 3.0 Site and Context Analysis

#### 3.1 Analysis of the Site

The application site is located approximately 1 mile to the north east of the town of Lostwithiel. The site falls within the Fowey valley and is in an area of great landscape value. The site has a northerly aspect and gently falls in the same direction, the site is screened to the south and east by trees.

Originally a slate quarry, the Duchy of Cornwall Nursery began life producing forest trees in the late 1960s. It started to sell plants to the public in 1974 and has since grown to become a destination for keen gardeners, plant collectors, home and garden retailing along with food, drink and events.





### 3.2 Analysis of the Surrounding Context

The surrounding valley is made up of mainly agricultural land [mostly grazing with some arable], to the west lies Restormel castle approximately ½ a mile away as the crow flies and Restormel Manor lies between the castle and the Nursery on the valley floor.

There are pockets of managed woodland surrounding the Nursery site through which a number of interconnecting footpaths allow good public access between the Nursery and Restormel Manor and beyond to either Lostwithiel town or towards the Lanhydrock estate.

### 3.3 Planning History

**C2/09/01112** - Fri 16 Oct 2009 - Duchy Of Cornwall Nurseries Lostwithiel Cornwall PL22 0ET - Proposed replacement shop and new production greenhouse, new car parking and site access road.

**PA14/02938** - Mon 28 Jul 2014 - Duchy of Cornwall Nursery Lostwithiel Cornwall PL22 0HW - Formation of car parking area within former woodland -

**PA18/00029** - Tue 06 Mar 2018 - Duchy Of Cornwall Nursery Road From Grey Mare Farm To Cott Road Lostwithiel PL22 0HW - Kitchen extension -

**PA21/00963** - Wed 02 Jun 2021 - Construction of overflow carpark on land adjacent to the existing carpark to include new access ramp and revised exit onto highway along with associated landscaping.

## 4.0 The development Proposal

The business has three core components, offering an extensive range of plants and horticultural products; a café and retail space for gifts and home wear. Following an extensive fire in 2007, a replacement shop, café and access to the premises were constructed and this building continues to be the main focus of the site. Since its construction in 2010, the business has outgrown the facilities provided, with limited seating space, inadequate office, customer toilets and no staff welfare facilities. Over the years, temporary arrangements have been made, with a portable tented tipi being erected in 2019 providing an additional 50 covers of dining space in clement weather.

The siting of the premises, in a rural location with far reaching views across the Fowey valley is a critical ingredient in the businesses success, offering an inspiring and relaxing venue for customers.

The business now employs approaching 70 staff: 39 full time and 24 part time.