



**PROPOSED RESIDENTIAL DEVELOPMENT
FOR 12 NEW DWELLINGS (7 AFFORDABLE & 5 OPEN MARKET)
LAND OFF SCHOOL HILL, MEVAGISSEY**

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1.0 Introduction

This design and access statement has been prepared by CSA Architects on behalf of Mevagissey Bay View LLP (A subsidiary of Westcountry Land) and details proposals for 12 dwellings at School Hill, Mevagissey. The development proposals consist of the following:

- 7 Affordable Dwellings (Consisting of 4 for affordable rent and 3 Discounted Sale - Intermediate Units) .
- 5 Open Market dwellings
- Associated car parking and amenity space

The design statement has been prepared generally in the format as set out in the CABE publication: “Design & Access Statements; how to write read and use them”. The statement illustrates the considered assessment and evaluation of the site and it’s context, and illustrates the detailed design for a high quality residential development.

This document forms part of a submission to Cornwall Council for full planning permission and should be read in conjunction with the associated drawings to scale and the following supporting documents:

- Planning Statement - CSA Architects
- Extended Phase 1 Habitat Survey - Green Ecology
- **Statement of Community Involvement - CSA Architects**
- Flood Risk Assessment - MBA Consulting
- Phase 1 Contamination Survey - Ian Farmer Associates
- Phase 2 Contamination Survey - Ian Farmer Associates
- Archaeological Report - South West Archaeology
- Transport Statement - Clements Development Advice Limited
- Financial Viability Assessment - Business Location Services Ltd
- Landscape and Visual Impact Appraisal - CSA Architects

The planning application submitted in 2012 (reference PA12/04089) was granted planning approval at the Cornwall Council Planning Committee on 3rd October 2012. Since then, Mevagissey Parish Council voted to take the decision to Judicial Review. The Judicial Review was allowed and therefore the previous planning permission was revoked. Running in parallel with this process, Mevagissey Bay View LLP re-submitted the planning application, which was subsequently refused under planning reference PA13/04343. The main issues relating to the previous scheme related to the size and scale of the proposed development for 31 homes, and the potential landscape impact. It is important to state that the decision to allow the judicial review was based on procedural failings of Cornwall Council, during the original planning application and therefore did not, materially cast judgement on the planning merits of the scheme. This process does not prevent planning permission being granted on the application site.

This detailed planning application, for the erection of 12 houses, is a significantly reduced scheme, and represents a modest development, in line with the settlement pattern of the existing village, and will, once again, deliver much needed affordable housing, in this high-need and high value area. It is an affordable housing led, cross-subsidy scheme.

An EIA screening opinion has been sought and it has been determined that EIA is not required for the proposed development.

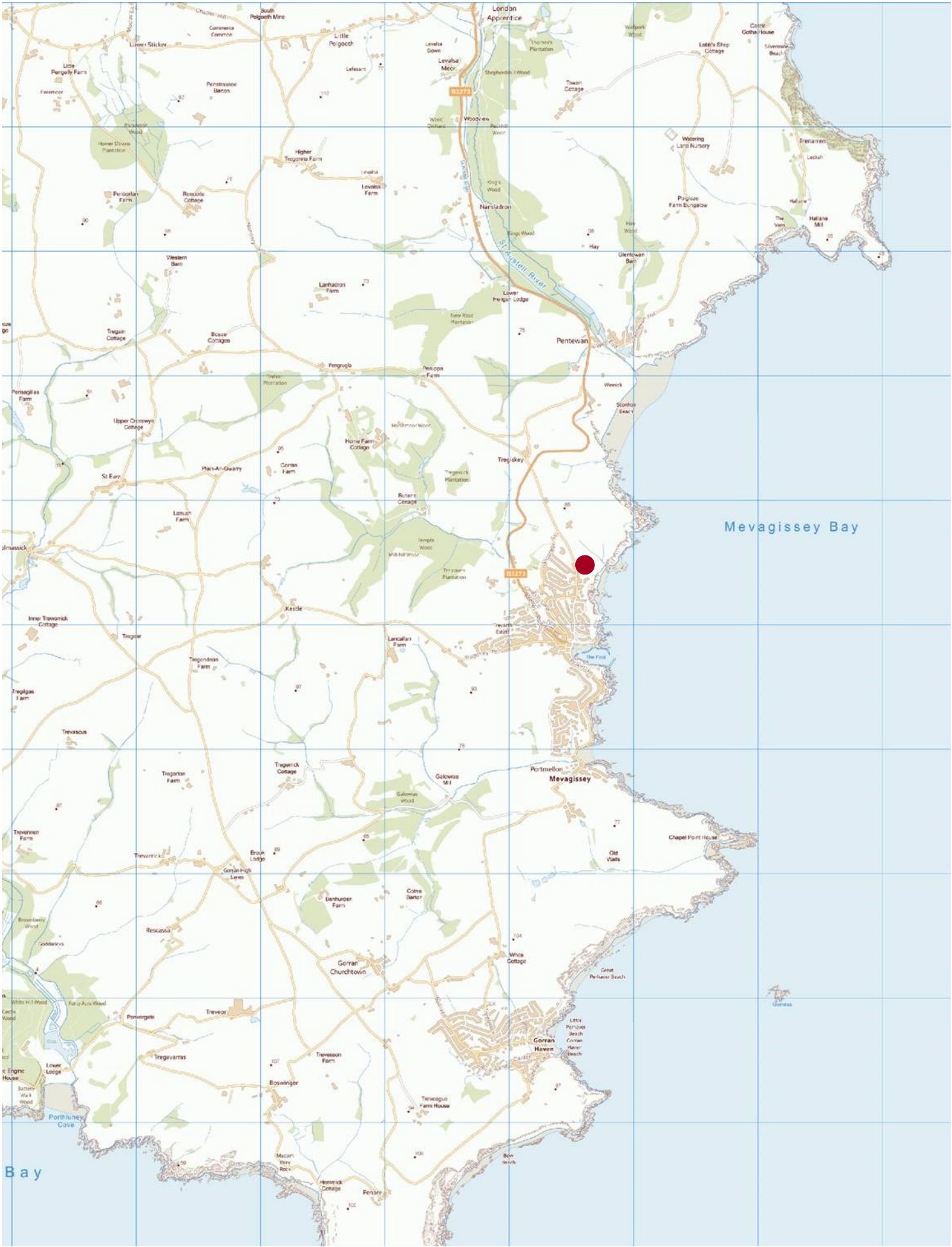
1.0 Context

1.1 Location

Mevagissey is situated 7km south of St Austell on the spectacular south east Cornwall coastline. Designated as an Area of Outstanding Natural Beauty the coastal landscape of cliffs, beaches and small villages have a distinctly Cornish Character. The AONB designation requires the highest design quality in any new development, which must aim to preserve or enhance the character and setting of the village. However, it is recognised that the whole parish lies within the AONB designation, and therefore any new development in the village will be within the AONB.

As a working fishing village the harbour remains the central focus at Mevagissey with development extending north and west from the inner and outer harbour walls. Traditional buildings along narrow streets follow the topography of the steep valley sides to give framed and glimpsed views of the harbour and sea beyond. The village has subsequently become increasingly popular as a tourist destination with shops and restaurants arranged around the picturesque harbour and surrounding streets.

The area is accessed along the B3273 from St Austell passing through Pentewan before continuing past Mevagissey to Portmellon and Gorran Haven. As such the area retains a more remote rural feeling that adds to it's appeal.



1.2 Character



1. Historical photograph of Mevagissey circa 1890.
- 2-3. Building forms and fenestration responding to the sloping coastal location.
4. Church Street.
5. Market Square from River Street.
6. Mevagissey Harbour.
7. Coastal view from Beach Road.
8. Lavorrick Orchards.
9. Lower Well Park.

2.0 Existing site

2.1 Site Description

The development site measures approximately 0.44Ha (1.1 Acres) which is one third of the site area of the previous planning application, which extended to some 1.2 Hectares. The application site is identified here, edged in red, with the previous planning application site identified edged in yellow; this clearly demonstrates the difference in scale of the proposal and the relationship of the proposed site with the settlement pattern of the existing village; as a natural linear extension to the existing built-form. The application site is now also substantially set-back from the South West Coastal Footpath, visible to the east of the previous application site.

The existing fields are currently used for pasture. The site slopes significantly from west to east falling approximately 4 - 5 metres. Principal access to the site is from School Hill on the western boundary. Access to the retained agricultural pasture land will be retained via existing field gate accesses to the northern pasture field.

To the east of the site, agricultural land, which formed part of the previous application will be retained, which provides separation from the coastal path and coastline itself.

To the west of the site detached dwellings front directly onto School Hill with the larger estate developments at Higher Lavourick and Lavourick Orchards beyond. To the south of the site are a number of additional dwellings accessed from a shared private drive and fronting Polstreath beach. The proposed development will continue the form of the existing settlement pattern. Mevagissey Community Primary School is situated immediately opposite the north west corner of the site with the playing fields extending south along School Hill.



2.2 Context photographs



- 1. Mevagissey Community Primary School.
- 2. Trevalsa Court Hotel.
- 3-4. Views up School Hill towards the existing site entrance.
- 5. School playing field on School Hill.
- 6. Renovated stone building adjacent to the school.
- 7. Residential bungalows opposite the development site.

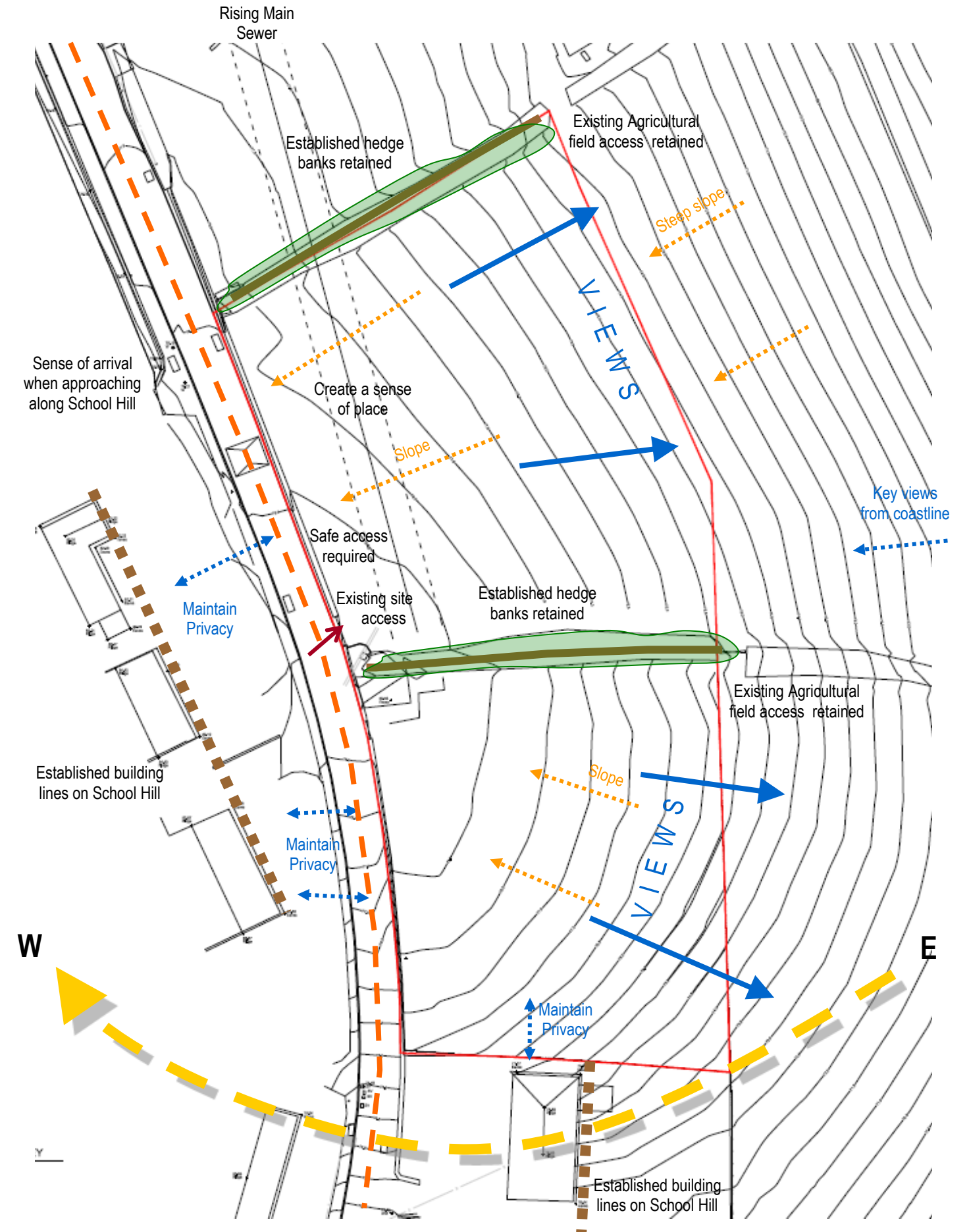
2.3 Site photographs



1. View across site looking north east.
2. Southern portion of the site looking south east.
3. Glimpsed coastline view from School Hill.

2.4 Constraints and opportunities

- Respond to the established building lines along School hill and the wider development pattern of Mevagissey. Extend existing linear built-form in the context of existing surrounding development
- Vehicular access from School Hill to address highway safety.
- Existing hedge banks to be retained and protected and enhanced where possible to preserve ecological value.
- Opportunity for additional new Cornish hedgebanks to define the site, provide structural planting and enhance ecological value.
- Development to maximise views coastal views.
- Buildings and external spaces to respond to solar orientation.
- Retain privacy to adjacent properties on School Hill and to the south of the development site.
- Development proposals to respond to the sloping site and the wider topography.
- Views from the surrounding landscape to inform the development proposals to protect rural character.
- Approaching along School Hill the site should form part of the “sense of arrival” into the village.
- Create a real sense of place and identity in keeping with Mevagissey.
- Relate development to the existing settlement boundaries. “Continuation of existing development forms”
- Offer elements of protection from the exposed coastal location, by building orientation/design.
- Ensure development is designed to reduce the risk of flooding across the site and to the surrounding area.
- Rising main crossing north west of the site to be protected and the required access maintained.
- Drainage strategy required to utilise the mains sewer system.
- Existing stone wall to western boundary should be retained or relocated where possible.

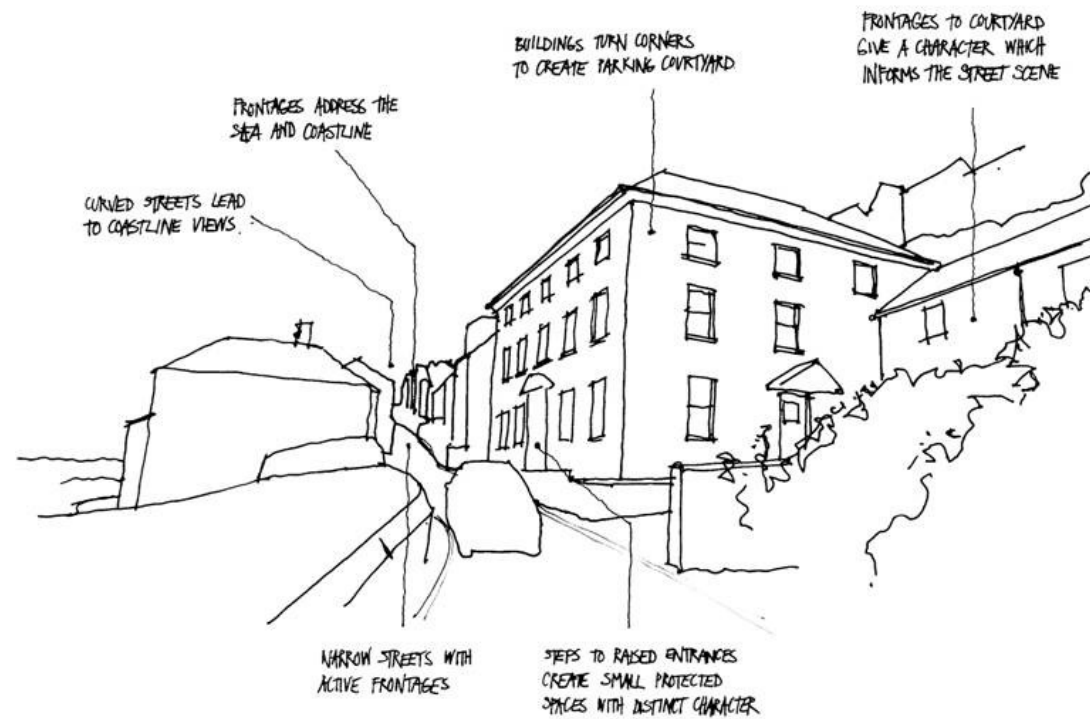
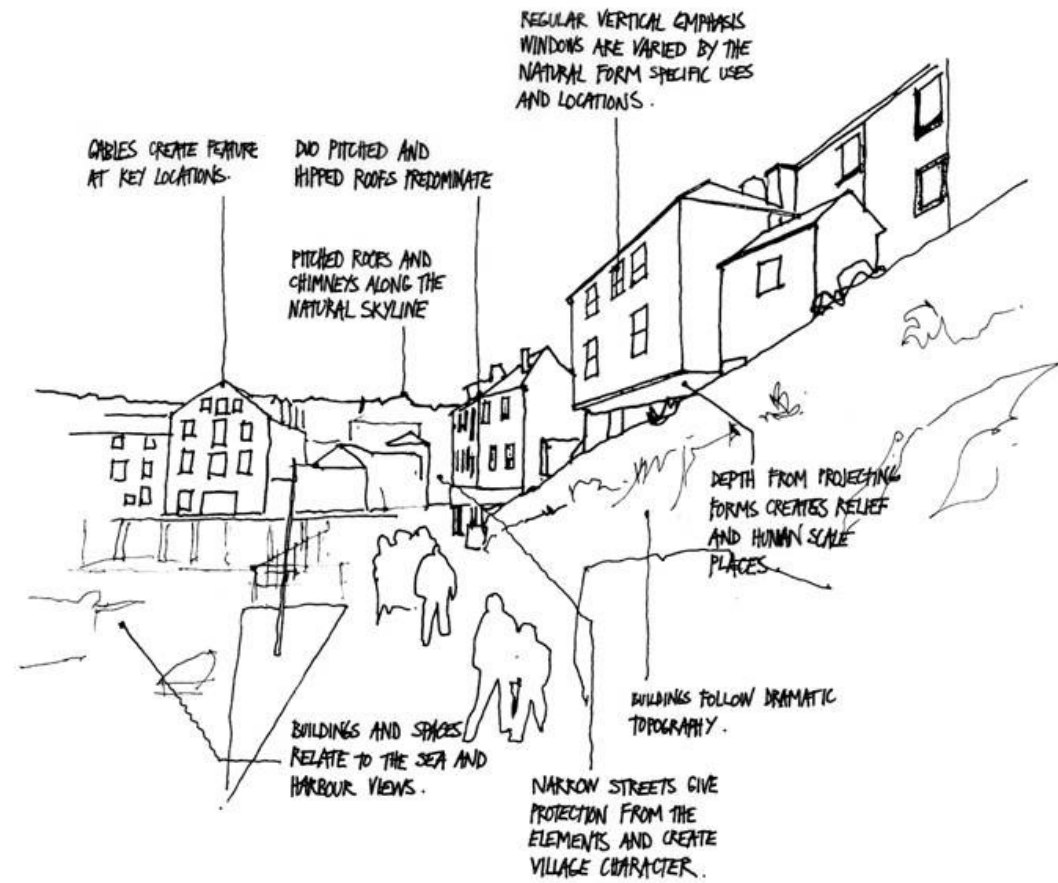


3.0 Proposed Design

3.1 Design Principles

The design proposals aim to capture the distinct character of the coastal village setting of Mevagissey within a contemporary residential development. By relating directly to the natural context the vernacular architectural features can be seen to provide clearly defined spaces that have a distinct sense of place, offer protection from the elements, and enjoy views of the spectacular coastline whilst sitting comfortably within the natural and built environment.

This approach has been adopted throughout the design process from establishing the development pattern and building forms through to material choice and architectural detailing. The design sketches opposite illustrate the contextual analysis of Mevagissey and how this has been critical in the development of the proposals.



3.2 Use

The residential use is consistent with the surrounding development which includes detached dwellings and larger estate developments. The Trevelsa Court Hotel is situated a short distance south of the development site and the Mevagissey Community Primary School a short distance north along School Hill.

The proposed development of 31 dwellings includes 21 affordable homes and 10 Open Market houses. The provision of one and two bedroom apartments and two, three and four bedroom houses looks to offer a variety of housing types to address the established local need. The development also includes a communal garden, shared parking courtyards, and integrated garages.

3.3 Amount

The scheme for 31 dwellings looks to address some of the established need for affordable housing as identified in the Cornwall Council Homechoice Register. To provide 21 affordable homes the development utilises a cross subsidy arrangement with a further 10 dwellings to be offered for sale to Open Market.

The site measures approximately 1.2 Hectares which represents a density of 26 dwellings per hectare and is consistent with the surrounding residential development.

A combination of apartments, terraced houses and detached dwellings have been provided with associated car parking and private amenity areas.

House Type A - 2 Bedroom Four Person



House Type B - 3 Bedroom Five Person



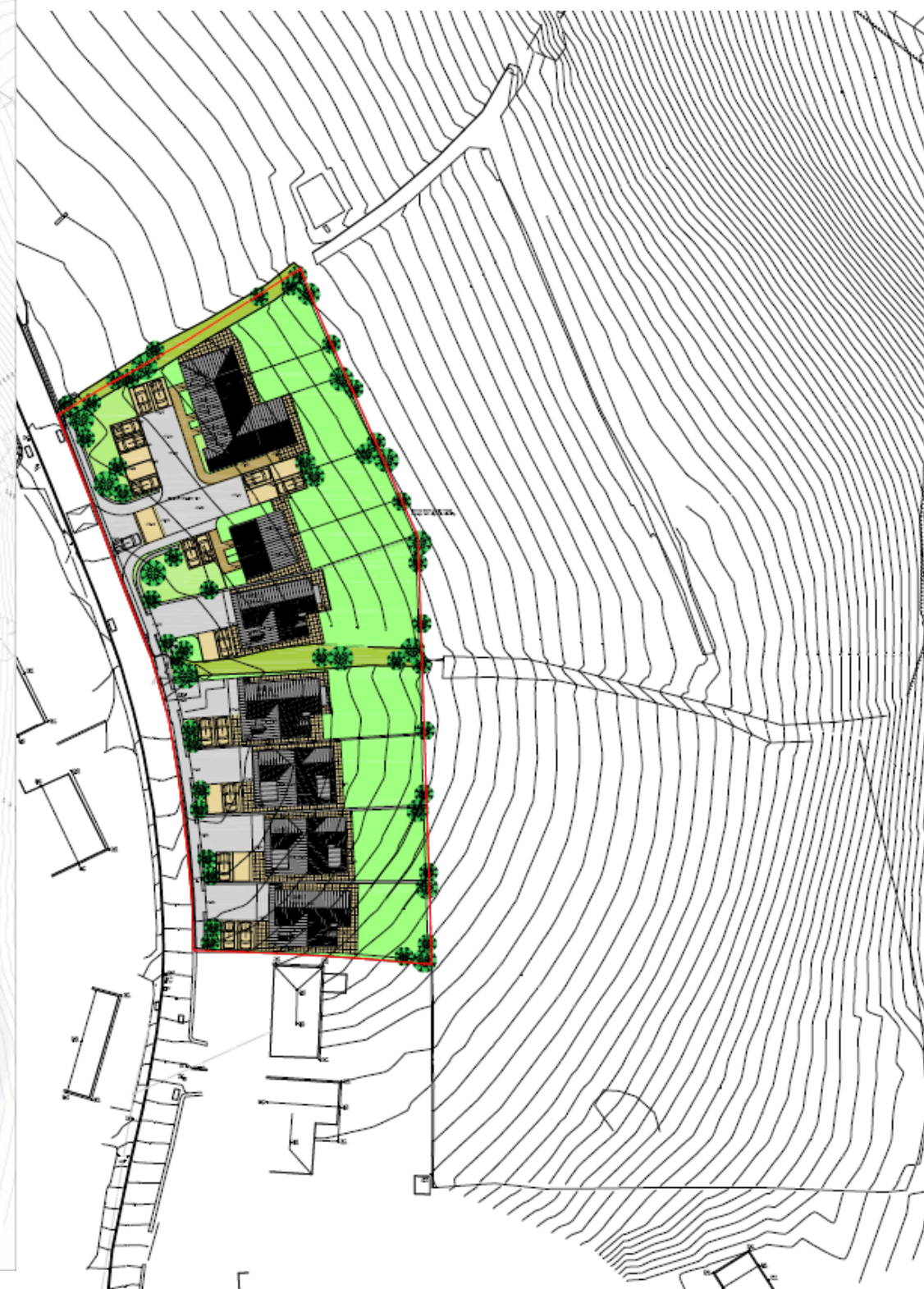
3.4 Layout

The previous scheme had planning permission, but due to the Judicial Review application and the AONB Officer comments, the revised scheme has been submitted to Cornwall Council for consideration. The alternative layout (PA13/04343) minimises the potential impacts upon the landscape and the AONB. The new semi detached units can better relate to topography, with the stepped roof forms and an improved relationship with the land form. As a result, they sit more comfortably in the wider landscape.

Layout from previously refused scheme: PA13/04343



Application Layout





Aerial Photograph looking West (Previous Scheme - Ref: PA13/ 04343)

3.5 Scale

The development uses simple traditional pitched roof building forms that respond to the topography and surrounding context. Stepping down the slope the relationship of individual buildings and semi detached houses become increasingly evident and create an architectural language of forms and spaces which are distinctly residential in scale and character.

Raised pavements, entrances and terraced gardens set the development firmly into the landscape with parking areas enclosed by robust landscaping and hedge banks. The domestic scale pitched roof forms give a consistency to the architectural treatment and are complimented by vertical emphasis to window and door openings and contemporary architectural details that create protected private spaces with a human scale.

3.6 Landscaping

From the outset the landscape design has been integral to the development of a scheme that responds to the immediate and wider landscape context. This has resulted in proposals that look to create a real sense of place and sit comfortably in the landscape. For further details of the landscape design reference can be made to the Landscape and Visual Impact Appraisal which forms part of the planning submission.

The site section below shows that the proposed development will not be visible from the coastal footpath running alongside the cliff edge. This was highlighted as a concern with the previous application package by the AONB Officer. This drawing proves that although the site will be visible in the wider landscape, the proposal will not be visible from the coastal footpath, below the site. This new section is shown on drawing 2430-PL-50-B.



Aerial Photograph looking West (As Proposed)



Aerial Photograph looking West (As Existing)

3.7 Appearance

The



Aerial Photograph looking West (As Proposed)



Aerial Photograph looking South (As Existing)



Aerial Photograph looking South (As Proposed)



Aerial Photograph looking North (As Existing)



Aerial Photograph looking North (As Proposed)

3.7 Appearance

The simple and robust building forms are complimented by crisp contemporary architectural details which reflect modern living and current high performance standards and construction methods. The simple palette of natural building materials reflect the local architecture and natural context.

Vertical emphasis windows and doors create a rhythm to the fenestration with larger openings to the principle living areas opening onto private amenity spaces and addressing the coastline views. Smooth finish painted render forms with clipped eaves details and black rainwater goods are combined with grey powder coated aluminium windows and slate sill details give a clean “punched” appearance to the openings and give depth to the elevations. Natural finish timber and natural stone cladding introduce further visual interest and colour with powder coated aluminium canopy details providing protection from the elements and defining the entrance to the dwellings. The use of random natural stone in the landscaping and lower storey elements sets the building firmly into the landscape and forms part of the comprehensive design approach across the scheme as a whole. The internal street elevation below shows the semi-detached houses in the affordable housing area. The appearance is appropriate to the edge of village location and should provide a high quality development that will enhance the character of the village.

It is also worth noting that the key elevation, facing east, has been reduced in height from the previous approval. The new scheme has been enhanced with additional planting and the palette of materials has been softened to further minimise impact in the wider landscape.

Therefore, the resubmitted scheme utilises natural slate hanging and natural stone walling, to reduce visible rendered areas, which will further mitigate the height, scale and massing of these buildings. The new drawing (2430-PL-51-Section C-C) shows the revised scheme from the east.



3.8 Sustainability

The proposals have been designed to sit comfortably within the landscape context and in doing so look to preserve and enhance the ecology of the site with the existing hedge banks being retained where possible.

The proposed dwellings will have a high performance building fabric that will exceed the relevant statutory requirements and performance standards. Through detailed design the scheme will look to utilise sustainable construction methods and will include renewable technologies such as air source heat pumps, solar thermal and photovoltaic roof panels.

The development also includes cycle storage areas as the apartment building has a communal storage area, the terraced houses have the facility to utilise the entrance enclosure and the open market house types have garages with sufficient area for bicycle storage.

3.9 Access

Due to the steeply sloping site the provision of level access to all dwellings was not be seen as practically achievable. However the design provides level approach to dwellings where possible and stepped approach suitable for ambulant disabled access in all other instances.

Although level access is not achievable throughout the scheme, access into the dwellings, the internal circulation and the provision of a WC in the entrance storey are all provided in accordance with “Approved Document M” of the Building Regulations.

3.10 Waste Management

Adequate internal and external storage capacity for both general refuse and recyclable waste is provided. Access for refuse vehicles has been considered and are detailed within the Transport Statement.

4.0 Conclusion

- The revised proposal represents a higher quality version of the existing, approved scheme;
- There is an acute need for affordable housing in the village of Mevagissey, which outweighs the landscape and visual impacts of the proposed development and its location within the AONB.





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