

Land at Prouts Corner Launceston Community Development Trust Design & Access Statement



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Location and Background

This Design and Access Statement (DAS) accompanies a planning application for a Launceston Community Development Trust, Custom Build Affordable Housing proposal comprising 30 Units on Land at Prouts Corner, Launceston, for Launceston Community Development Trust.

The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

Since identifying the site, Launceston Community Development Trust have been working very closely with the Local Community, Cornwall Rural Housing Association, and a professional consultants team including AK Architects, Burton Reid Associates, Rathbone Landscape and Arcadis Consulting to develop the scheme towards a planning application.

The site is on the North East edge of the Town, on a North east facing slope, with views to the North and East of the surrounding countryside, with Tavistock Road (A388) at the Top and Bottom of the site.



Launceston Community Development Trust Design and Access Statement

Launceston Community Development Trust (LCDT) has been set up by a collective of local residents and businesses who are responding to a need to develop local, high quality, low energy affordable homes within the local community to be 100% affordable in perpetuity in Launceston.

The Prout's Corner site arose through a private family trust with long standing historic and current connections with the town, who wanted the site to be used for the benefit of the community. LCDT were approached to propose a viable, sensitive development scheme that would showcase the benefits of community housing in the area and will benefit the town for many years to come.

Five Priorities:

LCDT have set out with the following key priorities which drive the principles of this scheme:

Affordability – Real homes for real families who have a local connection to Launceston. These will probably not be the cheapest homes to buy or rent, but they will be available at a maximum of 80% of Open Market Value (rent or sale) and they will be locked to stay affordable in perpetuity for the benefit of the people of Launceston forever.

Inclusivity - The site has natural amenity areas that cannot be built on. This will be landscaped to be enjoyed by all, not just residents of the site. We also plan to make both the design of the buildings and the tenure as inclusive as possible. You should feel welcome.

Sustainability - This site is a beautiful spot on the edge of town and we are keen to develop it in step with its natural assets. We intend to keep ALL of the trees and step into the hill as little as possible, developing along the contours and reaching for natural light. The houses will be low energy use and we will seek to maximise our ability to generate renewable electricity and heat.

Connectivity - People already use the site as a short cut to avoid having to go around the dangerous road. We will create multiple routes into and through the site. This is not a cul de sac or gated community, it is a community owned asset for the benefit of all (but particularly those who live there). All immediate neighbours will be invited to create access points into the public orchard.

Participation - Don't approach this project asking what we are doing for you. We are doing this for us. You are welcome to be part of the us, but you will need to also be part of the 'we'. Expect to be comfortable answering questions like: what can you contribute to the successful running of this site if you want to live there.

LCDT appointed AK Architects Ltd to carry out a feasibility study for the site in 2017 and, working with the project team, worked to demonstrate an understanding of the feasibility of the brief and how it could meet the requirements of an affordable custom build housing scheme. This work resulted in the illustrative masterplan and proposals included in this document.

The initial feasibility study was submitted as a pre application with Cornwall Council with pre application advice and report dated 27 September 2017, which formed the basis of the next stage of design development and consultation.

The resulting proposal is for 30 low environmental impact residential units based on a mix of 1, 2 and 3 bedroom 'house types'. The homes would be supported by communal open space and parking spaces all within an integrated landscape scheme and enhanced biodiversity through additional landscape features.

The site layout and density is largely informed by the constraints of the site, set into the hillside, to find the optimum efficiency of infrastructure and engineering to make the site work. This is coupled closely with other natural constraints and features such as mature trees and hedgerows which enhance the overall proposals, ecology and landscape quality.

The houses have been designed to achieve very high sustainable standards based around the thermal modelling principles of the AECB (Association for Environment Conscious Building) Standard for Low Energy Building, however, the houses are not expected to be certified. This is supported by low embodied energy, recyclable and ecological building materials. This low energy, low environmental impact strategy is supported by a renewable energy strategy by Cornwall New Energy, which aims to provide all the power, heating and hot water needs of the site.

Pre Planning Application Consultation

The outline scheme for 20 units was submitted to Cornwall Council and validated on 18 August 2017. The planning officer for the case was Paul Banks ref PA17/02311/PREAPP.

A pre application meeting was held on 21 September 2017 where the principles of the scheme were discussed. This led to the appointment of the wider consultants team to ensure the RIBA Stage 2 and 3 design development and consultation process worked to respond to the outcome and advice of Cornwall Council.

A pre application response was received on 27 September 2017, the advice from which was fed back into the design of the scheme, along with further information informing the housing needs requirements, housing mix, density and overall viability of the scheme. The final proposals resulted in the need for a 30 unit scheme which increases the density of the site. The pre application feedback is addressed on the following page and in the wider technical consultations undertaken on the site.

Please refer to the following list of consultations and reports accompanying this application.

Design Team / Technical Consultations

The project has undergone a thorough consultation process to include the following disciplines which underpin the background, constraints and technical basis of the proposals, and can be found in the appendices to this document:

- Archaeological Report - Oakford Archaeology - March 2019
- Ecological Appraisal - Tor Ecology / Burton Reid Associates - July 2019
- Landscape Proposals and LVIA - Rathbone Partnership - July 2019
- Arboricultural Impact Assessment - April 2019
- Transport Statement - Situ 8 Planning and Transport consultancy - July 2019
- Drainage and Infrastructure - Arcadis - July 2019
- Energy Statement - Cornwall New Energy / Community Energy Plus - July 2019

Statement of Community Involvement / Community Engagement / Consultation

As the scheme has progressed LCDT have maintained on going engagement and consultation with the local community. In March 2018 LCDT developed a presentation pack setting out a 'Vision for Affordable Housing at Prout's Corner for distribution throughout the community.

This has been followed with Public Presentation days explaining what the Community Development Trust is, and to present the opportunities available to the community from this particular scheme, with supporting plans and visuals. This included a whole day presence in the town square on marketday, twice attending Launceston Agricultural show and the opening of the new 3G football pitch. We engaged well over 100 people in total and expanded LCDT paid up membership to over 30.

Engagement was undertaken with both the nearby residents and wider community for feedback, which on the whole has been positive, with local knowledge being collected and wider comments fed back into the design development of the scheme.

Having established there was local support, this led to a community consultation event held at Launceston Guildhall on the 25th February 2019 and ran from 3pm to 7pm. The event was advertised on social media, in local news outlets and flyers were hand delivered to the residents nearby and neighbouring the site. Invitations were also sent to all members of the Town Council.

On the day 38 people attended the event and the plans and comments were subsequently posted on the LCDT website. Comments have been received from 11 individuals, all residents of Launceston. All but one agreed that creating affordable housing in Launceston was important.

There has, in principle been a favourable response to the proposal and support for affordable housing for local residents.

A reporter from the Devon and Cornwall Gazette attended the event and the outcome of the consultation was published to the wider region.

Pre Application Advice: Launceston Site Allocations DPD (SADPD):

Paragraph 12.10 of the SADPD states that “The main area for future growth is identified to the south of the A30, connecting to and reinforcing the existing communities and commercial development within these areas. Growth within this location, within and beyond the Plan period, will offer the opportunity to create the critical mass, and connections, to enable these expanded communities to become more sustainable neighbourhoods of Launceston. Furthermore, development in this location can link to many of the town’s key facilities, such as the town’s hospital, health centre and retail, which are already located in this area.” Figure LAU1: Launceston Strategy Map does not allocate the site for any purpose.

Whilst exception sites for 100% affordable housing are permitted in the smaller towns and villages to meet an identified local need there is no such provision for the main towns. The CLP does also make provision for windfall sites in main towns of approximately 10 dwellings or less. It is noted that this scheme is for 30 dwellings. Policy 21 of the CLP states that encouragement will be given, amongst other criteria, to sustainably located proposals that (i) use previously developed land that are not of high environmental or historic value; and (ii) Increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land. The site is not previously developed land, but does lie close to the town centre where services, facilities and amenities are available. It is not considered that the proposal would be considered acceptable under the terms of policy 21 of the CLP.

Whilst close in distance to the town centre the site does not feel much like ‘part’ of Launceston, its steep topography and poor connection to the rest of the town must lead it to be considered a problematic site. Similarly while on plan it appears closely associated with the town, on the ground it is in fact less so. There is currently no footway on the south side of the road (A388), so pedestrians would need to cross to the north side, and then back again – in a location with short sightlines due to the bend in the road, and where traffic speeds are high due to the width of the carriageway. Additionally although access links are shown to the south west across Tavistock Road, due to the very steep incline such a route would not be an attractive option for people with disabilities, wheelchairs or prams etc.

Whilst the policy support for the scheme is limited, if a small scale 100% affordable scheme; was promoted and had support of the local community; was demonstrated to be suitably accessible and created no harm it may be able to be supported in principle.

Response

LCDT and the design team have further developed the feasibility for the site. The following pages demonstrate the connectivity of the site to the town, and the building characteristics which help it feel part of the overall setting and vibrancy of the town centre.

It is understood and accepted that preferred future allocation for housing lies to the south of the A30, but given the windfall site of Prouts Corner, it is considered the site offers a great opportunity for Launceston to help meet its housing need, with specific regard to the opportunity for a 100% affordable and low energy housing scheme.

The size of the site gives way to landscaping and Bio-diversity Nett gain and community amenity space which would form a healthy and vibrant part of the town, which sits comfortably within the overall grain and pattern of the main town.

Affordable Housing

The Affordable Housing Team has been consulted and offer the following advice; The affordable housing team support the proposal subject to the units being built to meet the local needs in the area and the completion of a satisfactory s106 agreement that ensures the dwellings can only be occupied by a qualifying person in housing need and controls the tenure and affordability of the affordable dwellings.

Housing Need Justification

The Housing needs evidence indicates a high level of housing need in this locality which more than adequately justifies the type and mix of housing sought. HomeChoice registered local housing need in the parish of Launceston is currently 366 households. An analysis of the council’s housing needs data has been provided to the case officer and is shown in the table below (Dated 2018).

LocalConnectionArea	Band	Council Min Bedroom Need					Total
		1	2	3	4	5	
Launceston	Band A	-	-	-	-	-	-
Launceston	Band B	37	14	2	2	2	57
Launceston	Band C	27	14	17	11	1	70
Launceston	Band D	12	25	4	-	-	41
Launceston	Band E	87	79	26	5	1	198
Launceston Total		163	132	49	18	4	366

National Planning Policy Framework

The National Planning Policy Framework (NPPF) published in July 2018 sets out the Government's policies and guidance in respect of the preparation of plans and for the determination of planning applications and appeals.

The purpose of the planning system is to contribute to the achievement of sustainable development to which there are three overarching objectives as set out in paragraph 8:

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation;
- A social objective – to support strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations, and by creating high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, mitigating and adapting to climate change, including moving to a low carbon economy.

The proposed development would be highly sustainable in terms of providing much needed affordable housing to meet the economic and social needs of Launceston. It has also been designed to ensure that the natural environment is protected, it will enhance the biodiversity of the site and will mitigate against climate change in terms of being a highly energy efficient development and includes the provision of renewable energy.

Paragraph 77 of the NPPF states that planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

The proposed development is a community led scheme designed to meet local housing needs and to support the vitality of Launceston.

LCDT is committed to building affordable homes and keeping them affordable forever.

We are also keen to provide something different to the homes that are being built by the mass housebuilders both in terms of quality and tenure.

Our site is complex and steep, but it is also in a beautiful setting with striking views and walking distance to the town centre.

Our approach to affordability considers floor area, quality of the build, materials, maintenance, cost of running properties, management of the site and onsite energy generation.

We are providing 4 'micro' flats which are just 30 sqm of space, however these flats have some of the best views of the site and the same access to the 5 acres of land that others do. We have prioritised these in an attempt to provide the most inexpensive solution for people seeking a first step into independence. We are also expecting these properties to be suitable for wheel chair users. These flats will be rental only let at 80% of Open Market Value. We have consulted two local letting agents, considered LHA and examined local salary median and 30th percentile income. Assuming a single salary this puts the rent at 19% of estimated household income which is well within the affordability of 33% household income best practice.

Rents will be increased by CPI on an annual basis and all tenancies will be Shorthold Tenancies to provide security of tenure.

The remaining 26 homes are being provided on a shared ownership basis but with a minimum contribution of just 1% of the Open Market Property Value and the ability to 'staircase' up to a maximum of 80%. Rents on the unsold equity will be set at 80% of Open Market Values. Rents and property values will increase in line with CPI, and each year residents will be able to overpay on their rents to enable micro 'staircase' without the need for external valuation. This enables residents to become homeowners without a mortgage which is a key differentiator for this scheme and something we believe has particular relevance for the employment market in Cornwall.

The site will own and operate a micro grid connecting the PV panels on houses to a central meter and a shared cold ground loop for each home to access through a ground source heat pump. This enables us to finance the capital cost of the renewables outside the cost of the homes and use renewable heat incentive to subsidise the cost of heating to all homeowners, not just the ones which have the best solar gain.

Finally homeowners will themselves be members of Launceston Community Development Trust and be able to participate in volunteer management of the whole site as a whole which will facilitate reductions in ground rents and service charges. We are seeking to draw on our increasing membership from both local individuals and businesses to add value through volunteer labour and provision of goods and services at cost with the overall intention of driving down cost without compromising quality.

As well as the mandatory criteria of being on the Cornwall Council housing waiting list or in housing need in other ways sanctioned by Cornwall Council, the LCDT allocation policy will prioritise the Local Connection weighting length of connection in the following order: current resident, current employee, family connection. Local Connection will be defined as the Launceston Community Network Area of Town and Parish Councils.

Covid 19 Key Workers

In the light of the Covid 19 Crisis LCDT would like to add weight to the definition of key workers. We are particularly keen to include those in the care & food industry, public transport operatives and distribution workers.

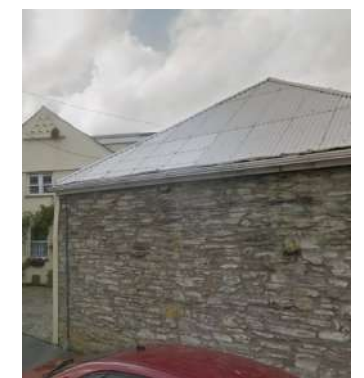
It is envisaged that the materiality of the scheme will be a contemporary interpretation of the local vernacular.

The materials to be used on the development will be reminiscent of rural market towns and Farmsteads in the area, with the use of rustic and vernacular materials. This will ensure that the development sits comfortably in its surroundings.

The development should reflect a microcosm of the original Launceston settlement and community. Having a grounded material pallet relating to the local context and its situation on the edge of the town. Materiality will vary depending on the location of the plot to reflect the variety experienced in local settlements.

The concept behind the scheme is that it represents a Motte to a Bailey. The larger feature plots are designed to represent the Significant Buildings in a Rural Market town whilst the infill blocks are the supporting ancillary blocks. In a traditional Market Town these would have been in the form of Sheds, stables and other Utility buildings. As a result, their materiality palette will differ somewhat. The Motte Means that this significance would increase up the Hill and is reminiscent of the make up of the Historic Town Centre.

Context photos of buildings in the area.



Character Study

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Market Town Building Clusters

This study looks at the density and varying simple Market Town created by clusters of buildings in The centre of a Market Town.

In our analysis of the clusters we have found that they consist of a series of medium sized attached and semi-detached buildings arranged around private courtyards now divided up.

These photos and diagrams explore the repeating pattern of solid and void elements where buildings, walls and the gaps between them reveal a variation in form and scale as you experience them at ground floor level.

Repeating pitched roof forms feature to create a feeling of rural street scape. We have found examples where various different roof forms and pitches are grouped together, examples [see bottom case study] where similar forms are used to create a sweeping street edge.

Simple linking elements [walls] create a pattern of outdoor rooms around buildings that provide a varying sense of enclosure and privacy. These are often set back slightly from the line of buildings to break down solid elements.

Clusters of buildings like these are an efficient way of grouping buildings without creating monotonous forms repeated in a similar manner across a site.



Back of House



Front of House Street Scape



Town Square

Site Plan Vision

Vision

The proposal seeks to create a new residential community with a distinctive sense of place. Whilst the vision is to create a meaningful connection with the town of Launceston with the building pattern and materials, it is the intention of LCDT to interpret this into a subtle contemporary development which represents progressive design principles set within the requirement for Low Energy, Affordable Community Housing.

The client did not want a pastiche copy of the local buildings, but a clearly identifiable scheme of high quality design that represent the ambitious Social Impact Values which are driving the justification of the project.

To achieve this, several features have been Incorporated to give the scheme a Townscape feel which sits comfortably within its surroundings and maximises on the sites spectacular views of Launceston Countryside and beyond.

The scheme has been designed to read as a microcosm of the town. This is to be evoked particularly at the entrance, as one enters the site.

The entrance is designed to reflect the nearby Historic Town Centre due it is Narrow Streets which open out onto Large public spaces. The road turns into the site at the low point on the site to then meander up the hill.

A narrow entrance into the heart of the development will maintain a semi private feel, opening up to communal green space, retained mature trees and enhanced natural hedge boundaries which form a backdrop to subtle, contemporary structures.

The houses are arranged as such that there is a hierarchy of properties. Those properties slightly higher on the site represent more significant buildings from which 'ancillary' buildings would be arranged around.

Existing planting will be retained to provide a buffer zone, that will conserve the feel to the scheme. Planting and landscaping will achieve a balance between the nearby townscape and semi rural feel of the site, so it site comfortable in the landscape, whilst form a meaningful part of the town.

Launceston Community Development Trust Design and Access Statement



Concept

Concept - The Motte to a Bailey

The traditional Market Town has significant role in Cornish rural areas and makes a positive contribution to the local character and giving the area a distinctive quality.

Rural settlements have evolved organically in the area and it is from this rural tradition that this scheme draws inspiration.

The Motte arrangement, up the hill is trying to create an ad-hoc evolution through the design code.

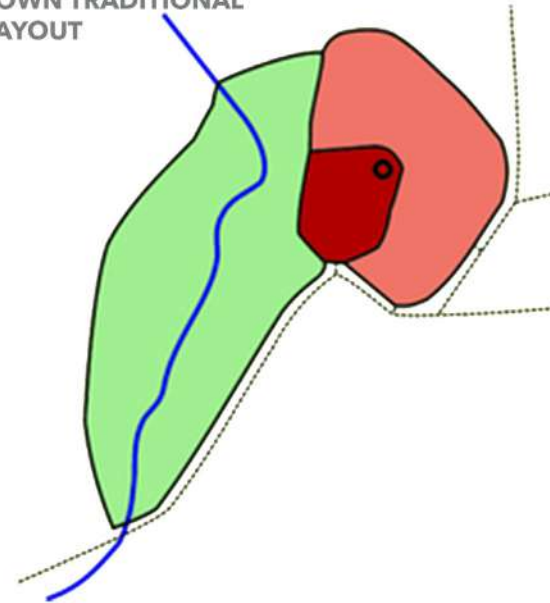
The Motte Is traditionally the Hill which the castle sits Upon. Many of these Mottes are also where the Town-scapes have formed. In our case on the site at Prouts Corner the Bailey does not exist and so is trying to reproduce the ascension of the Town up the hill similar to Launceston Historic Town Centre which wraps around the Hill.

The Townscape is evolved to respond to the needs of the Town. The heart of the space would have been the Market and Squares where all of the daily activities would have occurred. Expansion of Towns Came first within Town walls.

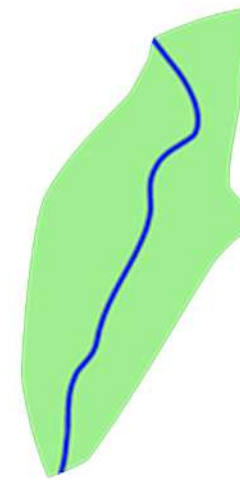
Any spare space within the walls would then have been developed as specific needs changed over time. The form of each of the infill structures would have varied depending upon the desired use of the structure. These would have been used as stables, barns, forges, and other utilities. Openings would have been placed where it was needed to give access to Horses and Goods.

It is this hierarchy and seemingly informal arrangement of structures arranged around a Town and wrapping around a significant structure. The scheme aims to evoke and reinterpret this into a modern housing scheme as it meanders up the hill and wraps around a large tree.

LAUNCESTON MARKET TOWN TRADITIONAL LAYOUT



THE DEER PARK (GREEN SPACE)



THE TOWNSCAPE (THE MOTTE)



THE CASTLE (THE BAILEY)



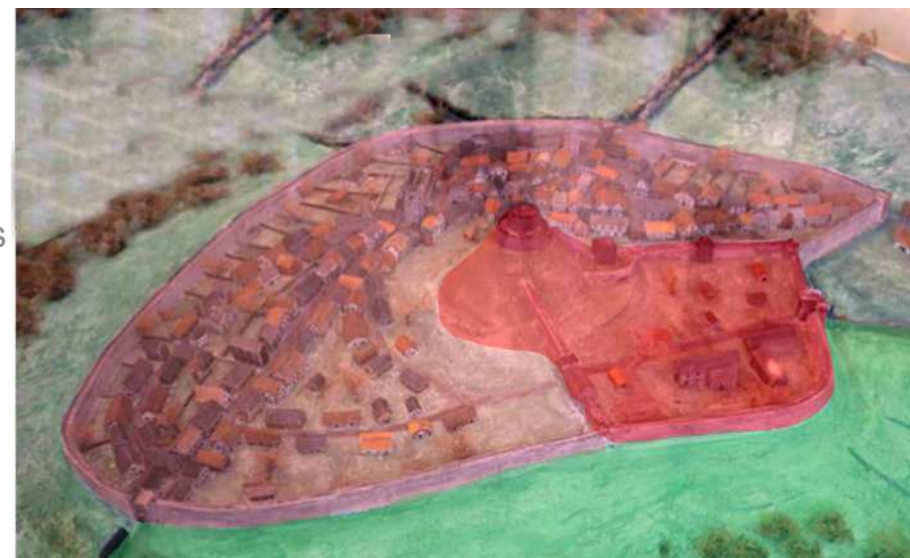
The Deer Park was Design to maintain a herd of Deer in a maintained Landscape.

This area will be replicated as the Public Green Spaces on the Site.

The Town was built Inside the Towns walls and this area of Launceston became very dense before people started building outside it.

This Townscape is what we are trying to Replicate e.g. the Motte

The castle is the area in which people fled when the Town was attacked and also the place of ruling and governance. Because of its Symbolism It was key to avoid making the site difficult to access and similar to this element e.g. The Bailey



Launceston Model Highlighting the Elements explained in the Diagrams above and Significance of the Townscape and its wrapping around of the Castle



A Painting of Launceston form the 18th Century Highlights how the Town Fades in the Natural Environment while the Castle Contrasts it.

Typologies 1:500

Housing Mix and Tenure

The proposed development provides for a total of 30 dwellings as follows:

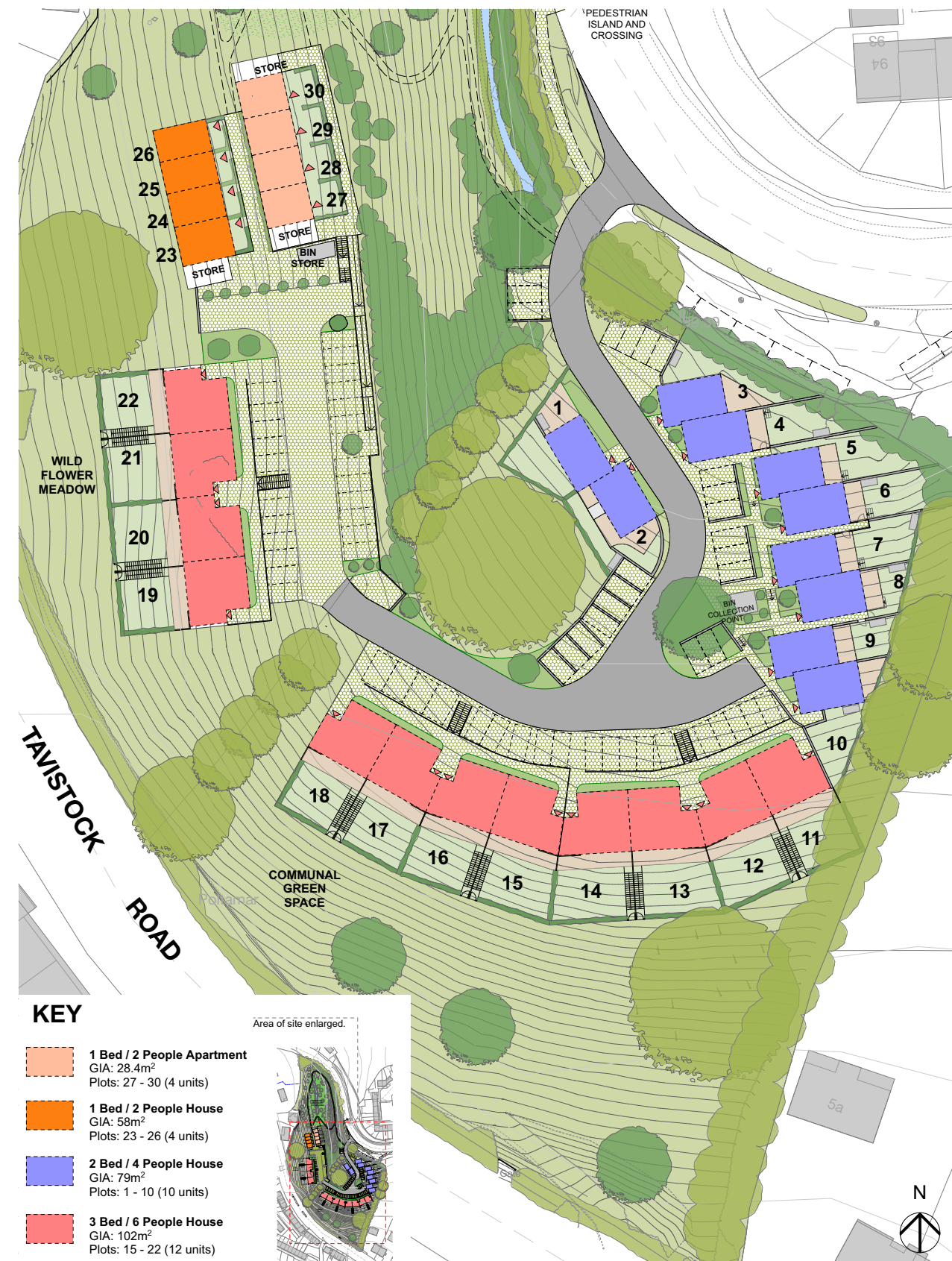
100% of the units will be intermediate sale. The dwellings are broken down as follows

- Ten 2 bedroom semi-detached houses (Plots 1 to 10);
- Twelve 3 bedroom semi-detached houses (Plots 11 to 22 and 17).
- Four 1 Bedroom, 2 storey units (Plots 23 to 26).
- Four 1 Bedroom, single storey 'starter units' (Plots 27 to 30)

The table of unit types opposite identifies the areas of the houses.

The units will be built to nationally described space standards with the exception of the 1 bedroom starter units (Plots 27 to 30), where LCDT demonstrate there is a need for a bespoke 'temporary' or 'short term' solution for single people needing basic accommodation, but still forming part of a wider, vibrant community environment with high quality public open space for amenity.

All of the units meet the Cat (4) 5 adaptable dwellings, where the requirement is for a minimum of 25%



Construction

Timber frame has been chosen as the preferred construction method due to its sustainable credentials as a renewable material and for its ability to hold appropriate thickness's of natural insulations. In addition, a 'fast track' construction method is favoured by the client and their architects.

Due to the sloping nature of the site, innovative Nu-dura insulated block systems will be used for form retaining structures where practical within the engineering requirements of the site.

The build aspires to achieve AECB (Association of Environment Conscious Building) standards with the shared aspiration of achieving this using natural materials, where practical and affordable within the contract budget.

Materials:

Materials to be used in construction will be selected to minimise the environmental impact of the house in their production and during its entire lifecycle as a house.

Timber to be FSC Certified (or similar) with a chain of custody certificate.

Breathable construction is preferred in considering the external walls and roof build up. This allows the safe transfer of vapour through the building fabric based on achieving a 5 to 1 ratio, where the vapour resistance on the internal insulated fabric lining up is 5 times that of external fabric lining.

o The following lining materials considered acceptable in this build up:

- Pro Passive OSB internal sheathing board.
- Vapour check and internal airtightness membranes.
- Timber vent 'breathable' external sheathing boards.
- Woodfibre external insulation boards.
- Weather / breather membranes fitted externally

o The following insulations are considered acceptable in this build up:

- Sheep's wool.
- Cellulose Fibre / Warmcell (recycled newspaper)
- Woodfibre systems.
- Mineral wool.
- Superglass (80% recycled bottles).
- Recycled plastic insulation.

The following finishing materials / rain screen cladding are to be incorporated into the design, which are either vapour permeable or designed with ventilation zones (min 50mm) behind the cladding where required.

- Polyester powder coated aluminium clad composite timber frame windows and external doors.
- Galvanised steel rainwater goods.
- Gabion wall structures.
- Gridlock retaining structures, with natural planting.
- Unfinished durable natural timber cladding (larch, cedar, oak or similar approved).
- Cedar / chestnut shingles or shakes to gables.
- Charred natural timber cladding (larch, cedar or similar approved).
- Natural slate roofing.
- Corrugated sheet metal roofing.

Energy Efficiency:

Airtightness: The building fabric build up will be designed to be airtight and will meet the minimum requirement of 1.5 ACH to achieve certified the AECB aspirations.

An overall heat demand per unit to meet a minimum of 30 KWh/sqm.

U Values: The external wall and roof build ups need to be in excess of the following U values:

- Wall: 0.14W/msq deg C
- Roof: 0.13 W/msq deg C
- Floor: 0.15 W/msq deg C
- Windows: 0.8 W/msq deg C

Renewable Technology

The fabric first approach described above means heat demand will be very low, but where energy is required for minimal space heating, lighting and hot water, it is expected this will be met entirely with renewable low carbon technologies.

LCDT are working with the ambition of achieving 100% community owned energy scheme, which will keep running costs low and add to affordability. All south facing roofs will have integrated PV panels installed and other energy demand will be met with heat pump technology.

Plot Parameters

Hierarchy

The buildings will be designed to adhere to a simple, gabled form reflecting Rural Market Towns, small scale warehouse and Coach house buildings which can be found in the area.

In order to introduce variation, building heights vary between plots arising out of the slope of the site and units types. This will give the scheme the informal characteristic of Market Towns going up a Hill. This inconsistency in heights will add interest to the scheme yet retain a collective identity. Roof pitches may also vary between blocks.

Buildings will follow the terrain, which Continues upwards towards the South, creating a stepping effect. Building proportions will be of an increasingly smaller scale as you go down the hill, reminiscent of the Motte of a Bailey made using traditional techniques and practices.

The larger structures of the 3 bed units, which are also higher up the hill, are broken up using building hierarchies. In addition to the stepping nature of the site, the entrances porches and ancillary storage areas have been designed to form lower level structures which link the building together, but also break up the massing of the buildings.

Building Hierarchy Components



Existing development (The Avenue, Pollard Thomas Edwards) which illustrates how the building hierarchy may work in reality.



The Connecting Structure

The images opposite illustrate characteristics that would evoke the sense of 'grounding' that is desired, where the buildings are anchored into the site as part of its engineering. This will be achieved in the form of both gabion basket structures at a smaller scale and gridlock retaining structures at a higher level where more significant engineering is required for the buildings. These structures are positively designed in to the scheme to form access areas for the residents where social engagement can take place.

The wall should wrap around the entrance to maintain a realistic representation of the context in which it sits but because the scheme is to be affordable. With this in mind, it is considered gabion wall structures represent an interesting and modern interpretation of the traditional stone. Varying wall heights, variation in fenestration and creative use of materiality be used to realise the full potential that is achievable.

It is envisaged that the wall will provide a rich tapestry of materiality and will appear that it has evolved and been amended over time. The richness that will be created by hierarchy of the buildings should be reflected in the connecting structure so that although it is a continuous structure uniting the development, it is not to have a feeling of uniformity.

Characteristics

Palettes

Two distinctive palettes have been created to maintain an overriding hierarchy of the houses.

1. Materiality should reflect a contemporary interpretation of a traditional Townscape, which is captured in the larger units in a prominent position towards the top of the site.
2. Infill blocks should reflect the ancillary buildings present in a Rural Market Town and should therefore have a more/ simpler feel. This is captured in the smaller units set lower down the site from the central communal space would represent the ancillary buildings. These units are experienced as one enters the site creating a vibrant street scene.

Palette 1 - Prominent Plots

The use of subtle architectural design augmented by a variety of simple traditional materials shall create a crisp and clean appearance for the new houses.

Due to the topography of the site, level access to the building is created with retaining structures, which will be planted to soften the appearance and reflect traditional high walls in rural Cornish hill towns with an over grown feel of native plant life.

The ground floor of the development will be treated with a simple, crisp timber cladding varied between the gables and faces.

High quality roofing materials with a vernacular House feel such as natural slate will be used. The detailing at the junctions will be of a high standard to produce a crisp, minimal aesthetic.

Palette 1 - Prominent Plots

Planted walls with simple timber cladding pallet



Traditional Slate Roofing



Characteristics

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Palette 2 -Subservient / Central Plots

Palette 2 - Subservient Plots

The subservient nature of the smaller units would be more rustic and rural in nature, with the use of black corrugated metal cladding, blackened timber cladding and shingles / shakes.

The intention is that the dwellings would draw their inspiration from converted Coach houses or stables.

High quality roofing materials with a rural feel such as corrugated profiled sheet metal will be used. The detailing will be carried out to a high standard to produce a crisp, contemporary aesthetic.



First Floor Walls- Lightweight Materials



Roof - Rustic Agricultural



Characteristics

Fenestration

Fenestration should reflect the informal feel of dwellings which can be found in the area. Larger traditional town houses would have a more ordered and organised window layout, responding to a more traditional and ordered house layout internally. This is reflected in the larger prominent plots.

Secondary subservient, or infill plots would have windows originating in a more ad hoc manner.

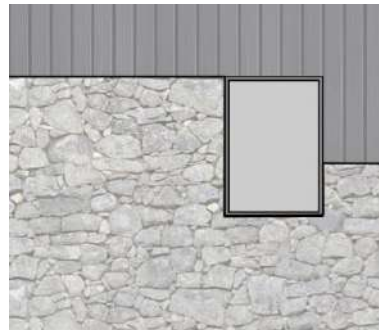
Fenestration on the infill plots would have less formally arranged fenestration on the external face. Here windows would be placed in response to need internally rather than an appealing exterior aesthetic.

This characteristic should be balanced with the needs of the scheme for passive solar design and ample daylighting for each dwelling.

Due to the simple form of the development, fenestration which displays a great variety is paramount to avoid a generic development which lacks sense of place

Key characteristics of the area are as follows:

- Great variety of openings
- Openings organically arranged in response to function
- Simple functioning detail absent of any adornment yet still maintaining a high quality feel.
- Ground floor openings should have deeply set reveals to introduce depth into the elevation.
- Openings located first floor and above to have minimal reveal to create a contemporary aesthetic.



Changes in materiality give possibilities to be creative with junctions

Fenestration



Bernardo Bader



Isabelle Simmons



Kubriek



Bernardo Bader



Kjellandersjöberg
Shadow Lines



Hennerbery Eddy



Porches & Doors



Characteristics

Boundary Treatment Front Boundaries

Front boundaries could be treated with a combination of the following treatments to create a sense of continuity and a collective identity.

The strip could be flat or raised but a different materiality texture should be used to clearly define the ownership boundary.

This strip can be planted if desired to add a sense of 'homeliness' and to add a greater sense of variation.

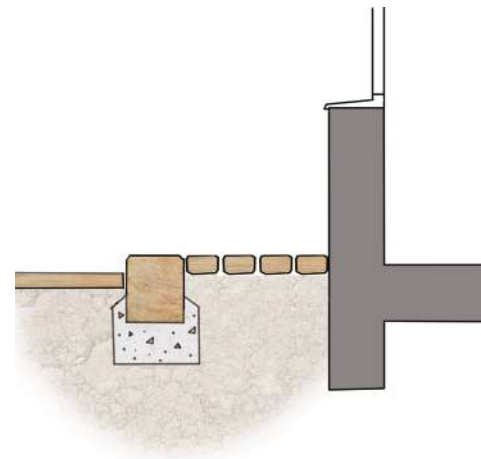
Materials which may be used are as follows:

Cobblestones, Setts, Stone Pavers, Flag stones.

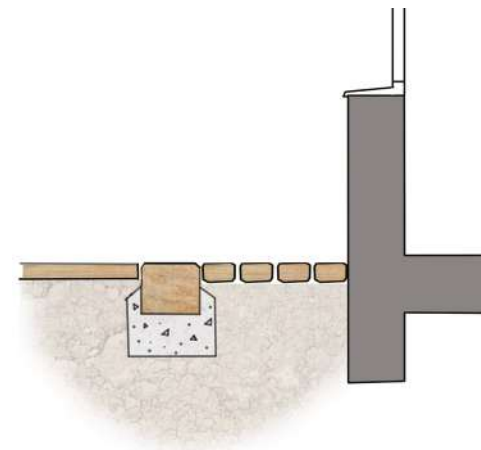
Shuttered concrete may also be acceptable so long as it is of a high quality. It should not cover the whole area but may be used in conjunction with other materials mentioned to create a more diverse, cost effective palette.

Cobblestones have the ability to follow the uneven terrain and change of levels, and by enhancing the rustic character of the development which is perfect for the scheme.

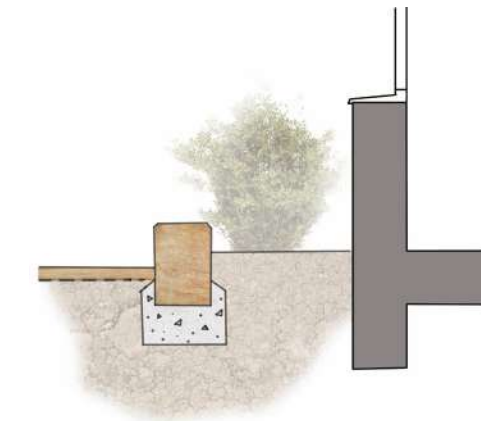
However, in the treatment of all surfaces, where character is added, consideration will always be given to accessibility to all dwellings



RAISED



FLUSH



PLANTED

Launceston Community Development Trust Design and Access Statement



THE PROPOSALS HAVE BEEN DESIGNED WITH ACCESSIBILITY IN MIND AND CAN BE COVERED IN THE FOLLOWING AREAS:

Approach to the site and buildings:

Level or ramped access will be provided to all areas of the site from the shared parking areas and access road into the site. On plot parking has also been provided to the individual houses with the exception of plots 23 to 30, where they share a communal parking area.

Drop off point options close to the entrance are also available to all houses through careful management of vehicular access via access roads which have been designed as pedestrian priority, but also allow for vehicles if required for disabled access, utility vehicles and emergencies.

On approach to the site, level access can be gained into the site from the surrounding roads and footpaths. However, once in the site, the access road slopes upwards, but has been engineered to achieve acceptable gradients for disabled access.

Impact of environmental constraints:

The site is located on a steeply sloping site. One of the defining criteria of the site is setting out the access road to meet access standards to all parts of the site. The building levels are set out from this to ensure each dwelling can be accessed via a level or sloping footpath / ramp.

The site levels allow for access to the houses from the parking areas to be achieved at an acceptable gradient. There is a gentle slope up and down to all of the 2 bed units (1 to 10), coming off the access road, this has been design at a suitable gradient for wheelchairs and prams, but also allows for adequate pick up and drop off at individual houses where required for level access straight into the homes.

The 3 bed units (11 to 22) are in semi detached blocks stepping up the site on retaining structures. The stepping follows the road up to the north to allow level access points to each block of units. Parking is provided below and disabled priority parking will be allocated in the nearest point to where the road meets the level access platform.

The 1 bed units are split into 2 house types. The 2 storey adaptable dwellings (units 23 to 26) have level access into the ground floor from the access footpath, which levels out at that part of the site from the parking area.

The single storey 1 bed 'starter units' (units 27 to 30) are accessed via a long ramp, with level stopping spaces due to them stepping down the slope of the site. Whilst these units are accessible, the house types have been allocated to give disabled priority for more easily accessible units to other parts of the site for every house type.

The car parking area and internal footpaths are also proposed as a permeable surface for surface water drainage. However, the surface will be firm and is intended to be suitable for use by prams and wheelchairs.

The detail design of the external landscaping will show that all external access footpaths will be designed in accordance with Approved Document M of The Building Regulations to be inclusive for disabled access.

Entrances:

The external entrance to the houses have been designed with a logical relationship to the access paths and offers adequate access to each dwelling. Additional entrance options are available around the building as part of the flexible design approach. Access can be achieved to the front and rear of the houses.

All entrances to the dwelling will include level access thresholds and minimum opening widths to suit wheelchair users.

Entrance lobby's have been designed with generous space to allow easy movement within when entering or leaving the building.

The main entrance will have an external light operated on a sensor to allow adequate light levels on approach to the entrance during darkness.

Space requirements:

All of the units have been designed to meet the building regulations Part M.42, where the requirement is for 25%. So accessibility and adaptability in far in excess of the requirements as part of a thoroughly inclusive approach led by LCDT.

The ground floor layout has been designed with a flexible open plan in mind allowing easy manoeuvrability around the ground floor. All internal door opening widths have been designed to suit wheelchair users. The ground floor cloakroom allows wheelchair access and the necessary turning circles to manoeuvre appropriately within the space.

The stair does not currently include a stair lift for wheelchair users. However, the scope is available for one to be fitted should the need arise for a permanent disabled user requiring first floor access. With this in mind the first floor corridor and doors allow minimum widths to suit wheelchair users.

Sources of advice and consultation:

The following bodies were researched and/or consulted in the development of this statement:

- Commission for Architecture and the Built Environment (CABE).
- The Disability Rights Commission (DRC).
- Approved Document M (2004).
- BS8300 (2001).

It is considered by the building designer that the proposals would allow the properties to be suitable for ambulant disabled access and circulation. The building could be easily and economically adapted to provide full disabled access and circulation if required without any major adjustments to the principle design and layout of the proposed dwellings.

Landscaping Strategy

The landscape design is based around the balance of achieving an improvement in landscape character in terms of ecology / biodiversity (Nett Gain), SUDS surface water drainage, Communal areas, and landscape character.

Where the buildings have been designed to ‘sit comfortably’ with its immediate townscape and wider landscape context, (demonstrated in the supporting LVIA), it has gone further to create generous communal amenity spaces, with strong native characteristics.

This is supported by long term ‘landscape management plan’ will be in place to prescribe ongoing management of the site and boundary treatment to individual plots. This will restrict individual changes to boundary treatments and heights from that set out in the ‘approved landscape design’. All to maintain the appropriate ‘community feel’ of the site in the long term.

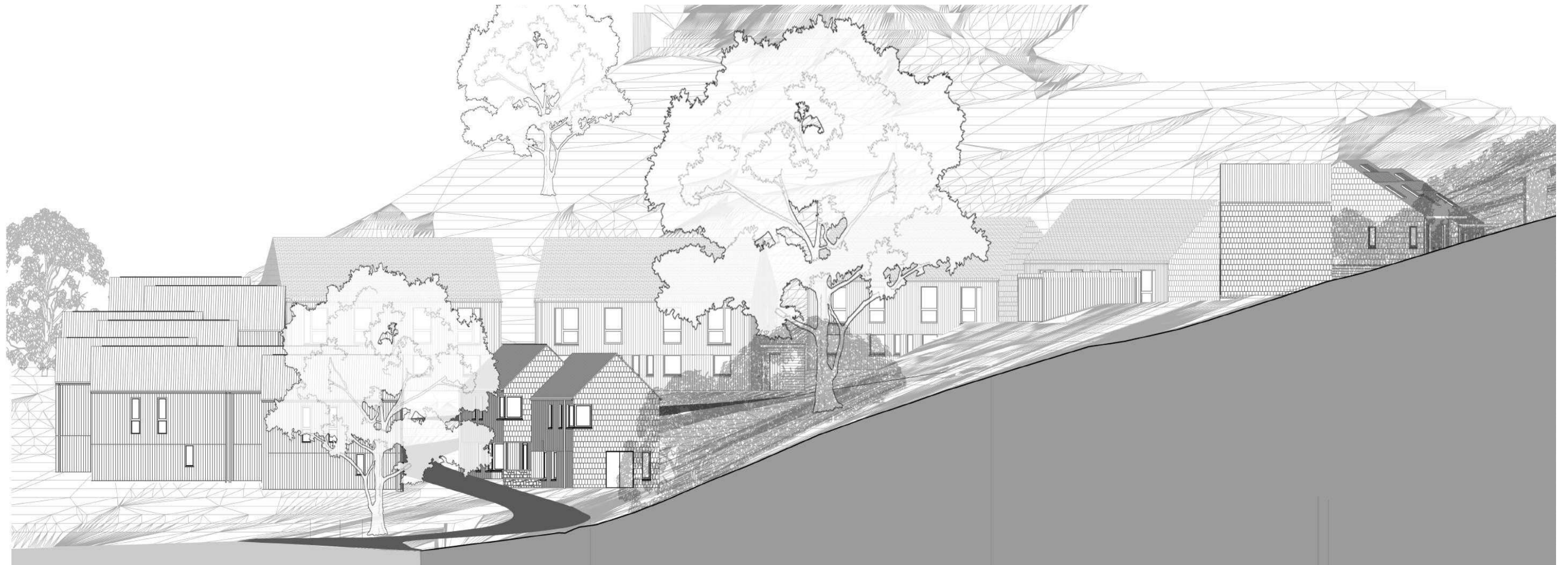
Please see the supporting LVIA and landscape proposals by Rathbone Partnership.

LCDT have ambitions to turn much of the public realm into managed edible landscape. Urban biodiversity CIC have prepared an aspirational plan subject to additional available funding.



















View location identified on Site Plan drawing 303 also on Page 9



View location identified on Site Plan drawing 303 also on Page 9



View location identified on Site Plan drawing 303 also on Page 9



View location identified on Site Plan drawing 303 also on Page 9

1. Archaeological Report - Oakford Archaeology - March 2019
2. Ecological Appraisal - Tor Ecology / Burton Reid Associates - July 2019
3. Landscape Proposals and LVIA - Rathbone Partnership - July 2019
4. Arboricultural Impact Assessment - April 2019
5. Transport Statement - Situ 8 Planning and Transport consultancy - July 2019
6. Drainage and Infrastructure - Arcadis - July 2019
7. Energy Statement - Cornwall New Energy / Community Energy Plus - July 2019

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