Preliminary Site Plan Arrangement

Initial sketch proposal identifies the concept for resolving site constraints and opportunities

Proposed Schedule of Accommodation

- **Plots 1 & 6**: 3-bed/ 5-person/ 2-storey/ GIA 93sqm / 2 parking bays
- **Plots 2 - 5:** 4-bed/ 7-person/3-storey/ GIA 108sqm / 2 parking bays
- **Plot 7:** 2-bed/ 4-person/2-storey/ GIA 79sqm / 2 parking bays
- **Plots 8 & 9:** 1-bed/ 2-person/1-storey/ GIA 50sqm / 1 parking bay

Total 9 new homes
Layout includes 16 private parking bays and
2 visitors car parking spaces

Planning Policy 8: Affordable Housing
In Designated Rural Areas new housing schemes that create a net increase of more than 5 dwellings must contribute towards meeting affordable housing need.

The target level of affordable housing for Grampound with Creed Parish is 35%, the equivalent of 3 affordable homes for this initial proposal. However, In such areas, a financial contribution in lieu of on-site provision of affordable housing is often sought for developments of between 6 and 10 dwellings.

Site Designations include:

- Grampound (Cornwall) Tree Preservation Order to opposite riverside belt
- The site is on the western edge of The Fal Valley Area of Great Landscape Value
- The site is within the Grampound Declared Air quality management area
- The site is within the Zone of influence natura 2000 for the Fal and Helford Special Area of Conservation (SAC), which will require a financial contribution
- The site is within the Grampound Conservation Area (CA)

Site Analysis
Any proposal for this site requires considerable survey work. A team of specialist consultants will be compiling various surveys and studies that will inform the layout of the site, heights of buildings, access points, etc.
Where appropriate, these surveys will take a baseline of the site in the assumed condition it was in 6 months ago - this applies to ecological reporting, etc.

The surveys include (but are not limited to);

- **Ground Investigations** - an intrusive ground investigation will provide designers with information regarding ground conditions, to assist in preparing a foundation scheme and drainage design appropriate to the site.
- **Ecology Survey** – the previous and potential ecology of the site is being considered to inform the layout. The intention is to enhance the biodiversity and achieve beyond the 10% net gain for the site as it was 6 months ago.
- **Arboricultural Survey** - a survey of the physical characteristics of any trees and hedgerows, their benefits and the constraints that they pose to development will inform where development is most appropriate on the site and prevent damage and loss of bounding trees.
- **Highway and Transportation** – to ensure the creation of safe and suitable access points into the site. It is important to ensure that the vehicular, cycle and pedestrian movements continue to operate without hazard when new links are formed.
- **Flood Risk Assessment and Drainage Strategy** – Infiltration testing will demonstrate whether surface water can be dealt with on site via a sustainable drainage systems (SUDs). The site is within Flood Zone 3 and will need to ensure the residents have safe egress in a flood event and that the scheme does not worsen the risk of flooding on other sites.

Target Notes:

A. Main access to site provided outside of Flood Zone 3b
B. Alternative site exit on to Mill Lane, subject to Highways Authority advice and approval.
C. LAP, non-equiped play area (min. 100sqm) provides a public link (visual, no access) to the river
D. Landscaping/ terraced gardens to provide flood defense mechanism - subject to cut and fill flood modelling excercise
E. Stepped access where existing levels conflict with proposed floor levels above flood risk zones
F. Strong, vernacular frontage presented to Conservation Area
G. Contemporary forms and larger areas of glazing to less visible, rear elevations of properties
H. Min. 3m ecological buffer zone to existing treed hedgerows
I. Additional 2 no. visitor car parking bays
J. Majority of properties afforded south-facing roof pitches for solar pv installation

Proposed Residential Development

Redevelopment of the former Riverside Bungalow and Garage site in Grampound

providing up to 9 new dwellings and associated infrastructure

This public consultation is to collect the views, comments and ideas of the Grampound community in relation to the proposed residential development prior to the submission of a detailed Planning Application. It will run from 7 October to midday 18 October 2022 online at:

cadarchitects.co.uk/consultations/32/riverside-grampound

All feedback received will be considered by the technical team and included in a Statement of Community Involvement (SCI) that will be provided to Cornwall Council as part of the subsequent planning application.

As the *Grampound Conservation Area Character Appraisal & Management Proposals* document attests, the former Riverside Bungalow and Garage site is a prominent derelict plot that erodes the vitality of the area. Its position, adjacent to the bridge and river, currently underplayed in the townscape, weakens the legibility of the settlement. To date, CAD Architects have focussed design development on a strategic site plan proposal that aims to provide a public link to this stretch of the river and reframe the Conservation Area. The proposed streetscape takes cues from old maps and historic photographs to provide homes that respect and enhance the special qualities of the Conservation Area. Beyond this frontage, the rear of the site will explore more contemporary forms in its fulcrum position between the Conservation Area and an array of modern properties that exist along the river.

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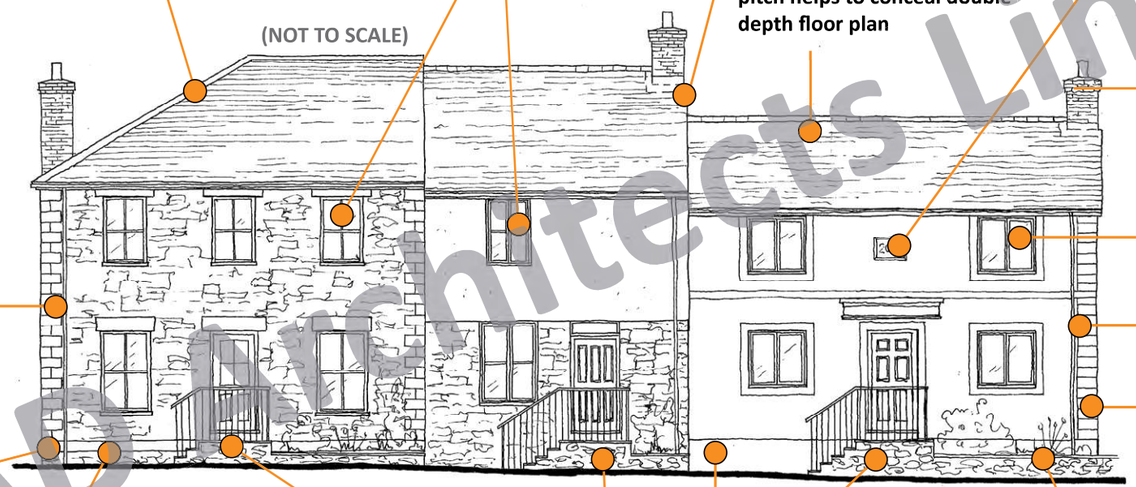
Grampound Conservation Area Review

Design development for the street frontage takes cues from the rich stock of heritage assets



Initial Riverside Concept Design Ideas

Where properties occupy the fulcrum position between the Conservation Area and modern homes of Mill Lane a contemporary Architectural style may be appropriate

The concept will look to take design cues from the industrial heritage of Mill Lane and reinterpret the vertical proportions, features and materials of the mill structures in a contemporary form.

4 bedroom, 7 person > 3-storey dwellings
Gross internal area of approximately 108sqm

Initial proposals feature undercroft parking to;

1. maximise the site area,
2. elevate the majority of the living accommodation well above the flood zone and,
3. minimise the footprint close to the flood zone

These preliminary design ideas have been compiled solely for consultation purposes to promote public feedback prior to further design development.

Material Mood Board

Architectural precedents by others

Public Consultation Presentation: Proposed Residential Development

Former Riverside Bungalow and Garage Site, Grampound, Truro, TR2 4RX

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