

Welcome - Kerrier Way, Camborne

Welcome to this consultation regarding potential new high quality homes on two parcels of land at Kerrier Way, Camborne.

The purpose of this exhibition is to provide the community with an early opportunity to comment on outline plans for 48 new two-bedroom homes that will seek to meet planning policy requirements in delivering both affordable and market homes to meet local demand.

We would be grateful if you could let us have your feedback on the draft proposals.

Your comments will be used to inform the design of the proposed scheme, and will be included in the Statement of Community Involvement that will be submitted to Cornwall Council as part of a future planning application.

Please review the consultation panels and speak to one of the advisors present if you would like any further information.

The Site

The proposed sites are located on the north western edge of the wider former CompAir Holman development. The sites are positioned either side of the new East-West Link Road (Kerrier Way) and will create the entrance to the existing housing scheme to the south. The sites are bordered by existing development to the north, east and south.

Planning Context

Planning permission was originally secured for the rest of the former CompAir Holman site in 2007. The sites outlined in red were permitted for commercial uses and have been marketed for over 5 years without any interest. The Homes & Communities Agency now wish to secure Outline Planning Permission for a mix of open market and affordable homes on these two sites.

Design Code

A Design Code for the wider former CompAir Holman development was prepared in 2005. The aim of the code is to provide a resource for all involved to ensure that an appropriate level of quality and continuity is achieved between construction phases. The design of each phase is set within the context of the overall masterplan.

The Design Code sets out two key aims for the proposed sites. To create a strong frontage along Kerrier Way, and reference the site entrance with key buildings.



Key

- Site Area
- Phase 1
- Phase 2
- Phase 3
- Phase 3 (addition)
- Phase 4
- Phase 5
- Phase 5a

Site Photographs & Context Appraisal



View of site looking north west from Kerrier Way



View of site looking west from Dolcoath Avenue



View of the site looking west from Kerrier Way / Dolcoath Avenue



View of the site from the corner of Wesley Street & Dolcoath Road



View of the looking south towards existing dwellings on Perry Way



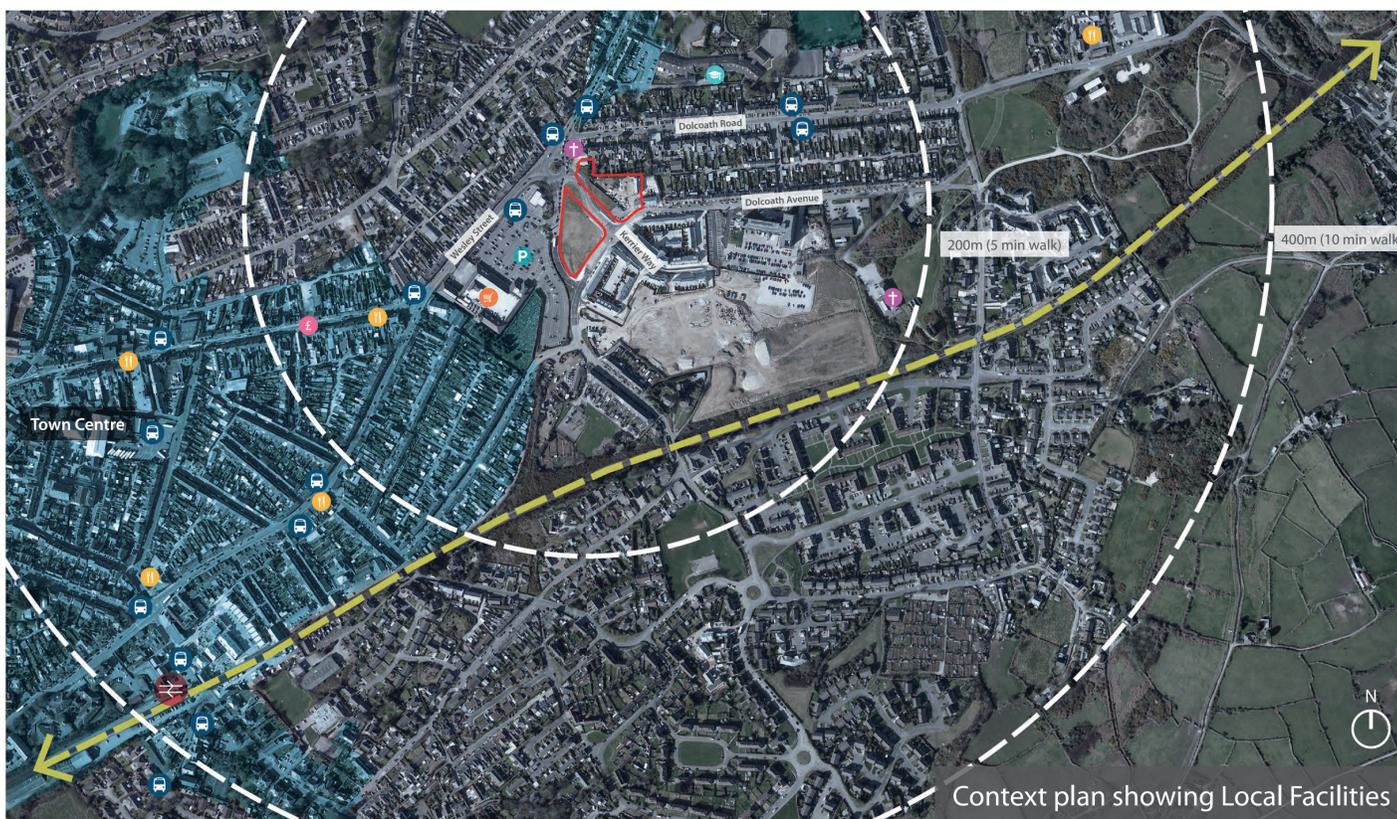
View of the site looking north east from Foundry Way

Surrounding Area & Connectivity

The sites are positioned between the Camborne (Town Centre) Conservation Area and the Tuckingmill Conservation Area. Materials typical to Camborne are predominantly brown-buff granite stone and render with buildings generally 2-2.5 storeys in height.

The site is in a very sustainable location, with employment, community and residential uses located within close proximity. The town centre is less than 10 minutes walk from the site, meaning many local facilities are within easy walking distance.

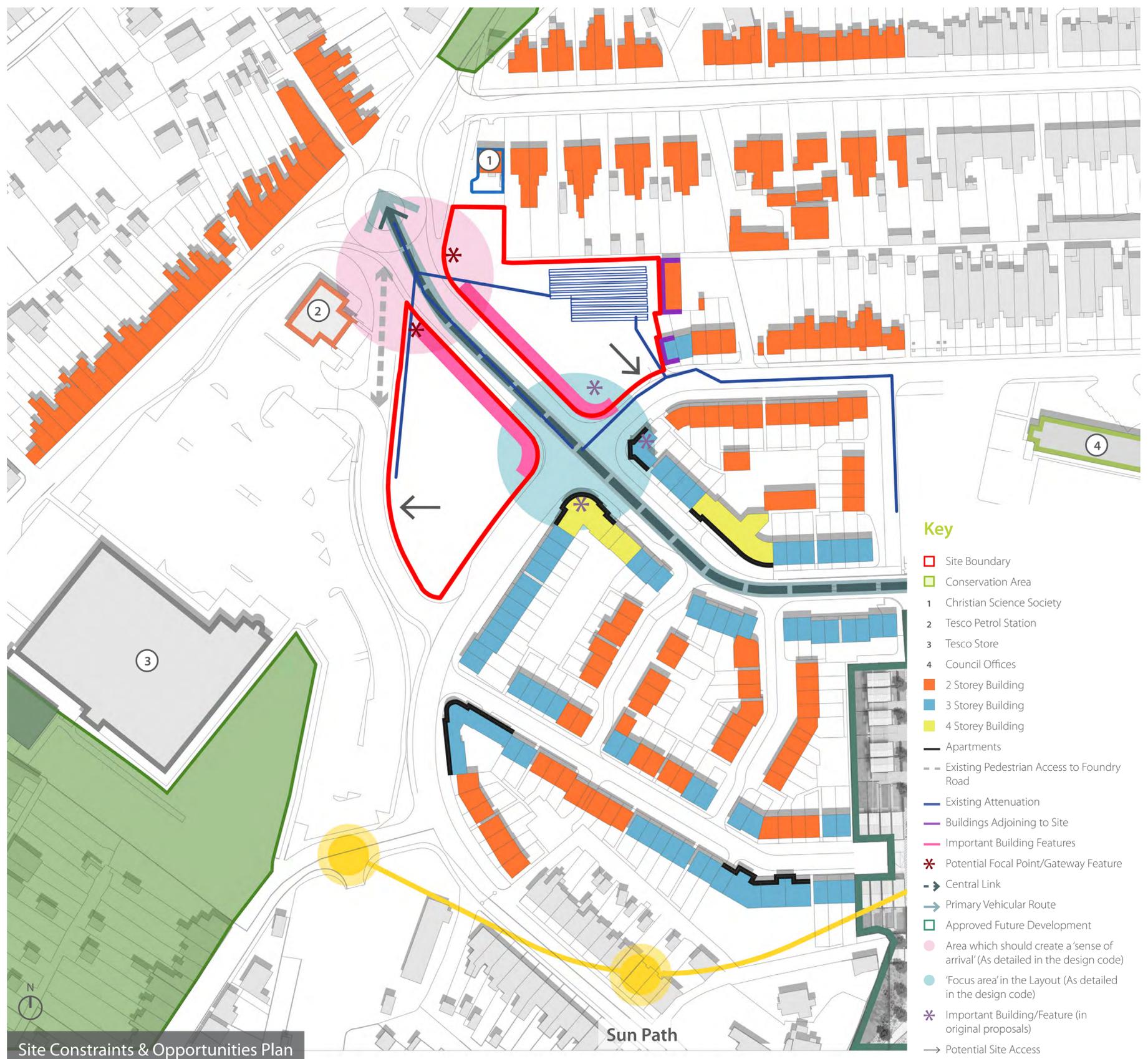
Local Facilities include schools, post office, pharmacy/surgery, library, leisure facilities and a range of shopping, restaurants bars and cafés. The site also has good access to the transport network, with a number of bus stops close to the site, and easy vehicular access to the A30. Camborne railway station is approximately 12 minutes walk from the site, providing good access to the wider area.



Key

- Site Area
- ⚓ Train Station
- P Parking
- 🚌 Bus Stops
- + Place of Worship
- 🍷 Restaurants/Bars/Cafés
- 🎓 Local School
- £ Bank
- 🛒 Supermarket
- Conservation Area

Site Appraisal - Opportunities & Constraints



Highways

- Access is proposed onto Foundry Road for the western parcel of land and onto Dolcoath Avenue for the eastern parcel.

Flood Risk & Drainage

- Sub surface attenuation tanks and pipes which serve the wider scheme are located within the eastern parcel of land. No new buildings will be placed above or within the 3m easement of these tanks/pipes.

Ground Conditions & Contamination

- Initial ground investigation has been undertaken and has confirmed that there are no constraints to the proposed development.

Ecology

- There are limited existing ecological features at the site.
- There is scope for biodiversity enhancement across the site, including native planting and bird/bat boxes.

Proximity to existing Development

- A number of existing dwellings/community uses adjoin the eastern parcel of land's north east and eastern site boundary
- A minimum of 20 metre offset has been created between new dwellings and existing properties to ensure privacy is maintained along with providing a good quality outlook.

Proposed Site Layout

Layout Design

The masterplan illustrates a potential development layout, which will be used to accompany an outline planning application. The outline masterplan sets important parameters against which a final layout will be assessed.

48 new 2-bed houses and apartments are proposed. The illustrative layout has taken account of scale, alignment of streets, relationships to the existing development edge, key views, access and routes to the surrounding areas. The relationship with existing dwellings has been carefully considered with the new buildings orientated to provide good sunlight to garden spaces and active frontages to the public areas.

Access & Parking

Vehicular access is proposed from Foundry Road for the western plot of land, and Dolcoath Avenue for the eastern plot. No vehicular access will be provided from Kerrier Way or Perry Way.

Narrow street widths are proposed within the sites to create low speeds, safe streets. Streets will be shared surface to ensure they are pedestrian friendly spaces.

Two parking spaces are proposed for each house, and one parking space for apartments. Parking will be provided on plot, in small courtyards and on-street.



Design

It is proposed that the new dwellings will be of a contemporary design, and will reflect Camborne's character and sense of place through the use of locally distinctive materials including slate, stone and render. The new dwellings will be of a similar scale to adjacent houses with feature buildings and details in prominent locations.

The homes will be designed to minimise energy use in accordance with building regulations. Homes will allow for the potential future installation of renewable energy where possible, and will be able to respond to changing family requirements by converting the loft into another room if required at a later stage.

Illustrative Street Elevations



Elevation A - View from Kerrier Way looking West



Elevation B - Looking east from Wesley Street and Kerrier Way

Building & Material Precedents



Feedback & Next Steps



Have Your Say

Thank you for taking time to attend this exhibition.

We hope you found it useful and would be grateful if you could take time to submit a feedback form to tell us what you think.

You can record your views by:

1. Completing one of the feedback forms and depositing it in the box before you leave.
2. Completing an on-line feedback form which can be found at: www.lhc.net/news

The consultation closes by 28th July 2017

Proposed Project Timeline

