

DESIGN and ACCESS STATEMENT

09 DEC 2020

15, Vivian Place, Mousehole. TR196XD

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This property is situated within the Mousehole Conservation area. It is close to several grade 2 listed buildings but is not listed itself. It does not look onto the harbour.

The property would no doubt have had connections with the fishing industry when that was the main occupation in the village. In recent times its use has been solely for residential purposes.

The property is in urgent need of renovation, as can be seen in the accompanying photographs. It has recently been purchased by the applicants who are anxious to restore it to good condition and meet with current building regulations.

In addition to some internal re-configuration, re-wiring, replacement of bathroom and kitchen equipment etc, it is considered necessary to carry out replacement of the roof, windows and external doors. The front entrance porch needs renewing and will be enlarged. In place of the remains of the old coal store a small rear extension will be built with new weatherboard cladding above.



Front of property showing dilapidated porch.



Back of property showing the weatherboarding and door which it is proposed to replace and the remains of the coal store.



It is considered that these external works are essential and will preserve and enhance the character of the building.

It is noted, by viewing recent applications, that roofs on other nearby properties have been replaced with the Spanish slates proposed in this application.

Access to the property will remain unchanged.