

4 Tregonhayne Court, Tregony  
December 2020

# COAL

architecture &  
interior design

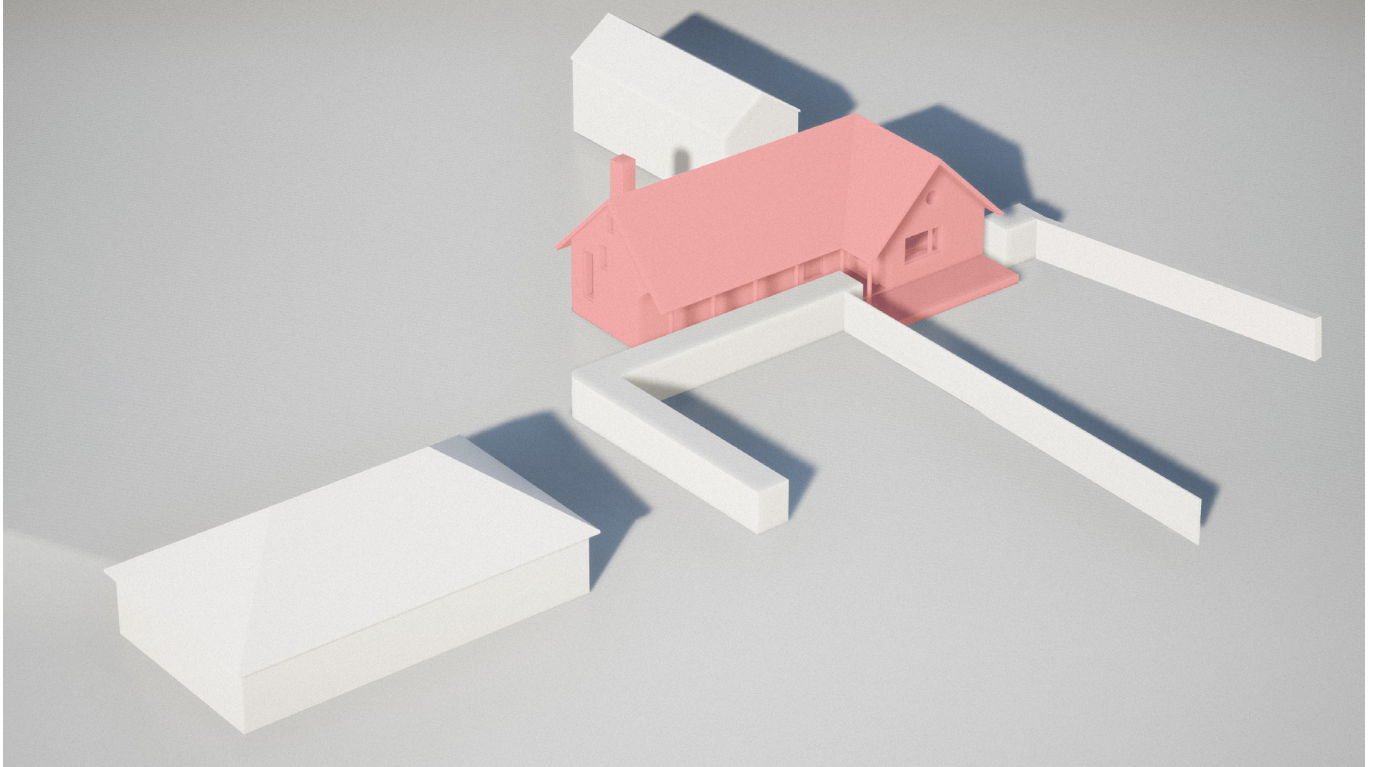
Design & Access Statement for Pre-App



Visualisation of proposal taken from the Sculpture Garden looking at the proposed annex next to the existing workshop

## 1. Introduction

This Design & Access statement addresses the key design issues relating to the creation of an annex in the garden of 4 Tregonhayne Court.



Schematic Isometric of proposal in context (proposal highlighted in pink)

## 2. Existing

The existing site is currently divided into two garden areas which are detached from the main dwelling.

The main dwelling (4 Tregonhayne Court) is part of a cluster of single storey houses organised around a courtyard; there is very limited space around the main dwelling due to the proximity of neighbouring properties and a large retaining wall which encloses the small rear garden.

The two gardens are both in the National Garden Scheme and can be defined as the larger 'Sculpture Garden' to the North, which also has a workshop, outbuilding and greenhouse. A smaller 'Forest Garden' is located between the Sculpture Garden and main house. Between the two gardens is a Cornish hedge. Access to the Sculpture Garden is via a right of way which runs alongside the existing garage. The Forest Garden is access via steps which lead from the shared courtyard.

3. Photographic Survey



Fig.1 photograph taken from Northern end of Sculpture Garden looking across the site towards Tregonhayne Court



Fig.2 photograph taken from Western Corner of Sculpture Garden looking at the outbuilding and workshop



Fig.3 photograph taken from Forest garden looking towards workshop



Fig.4 photograph of outbuilding next to workshop



Fig.5 photograph with garage in foreground looking eastwards towards the site



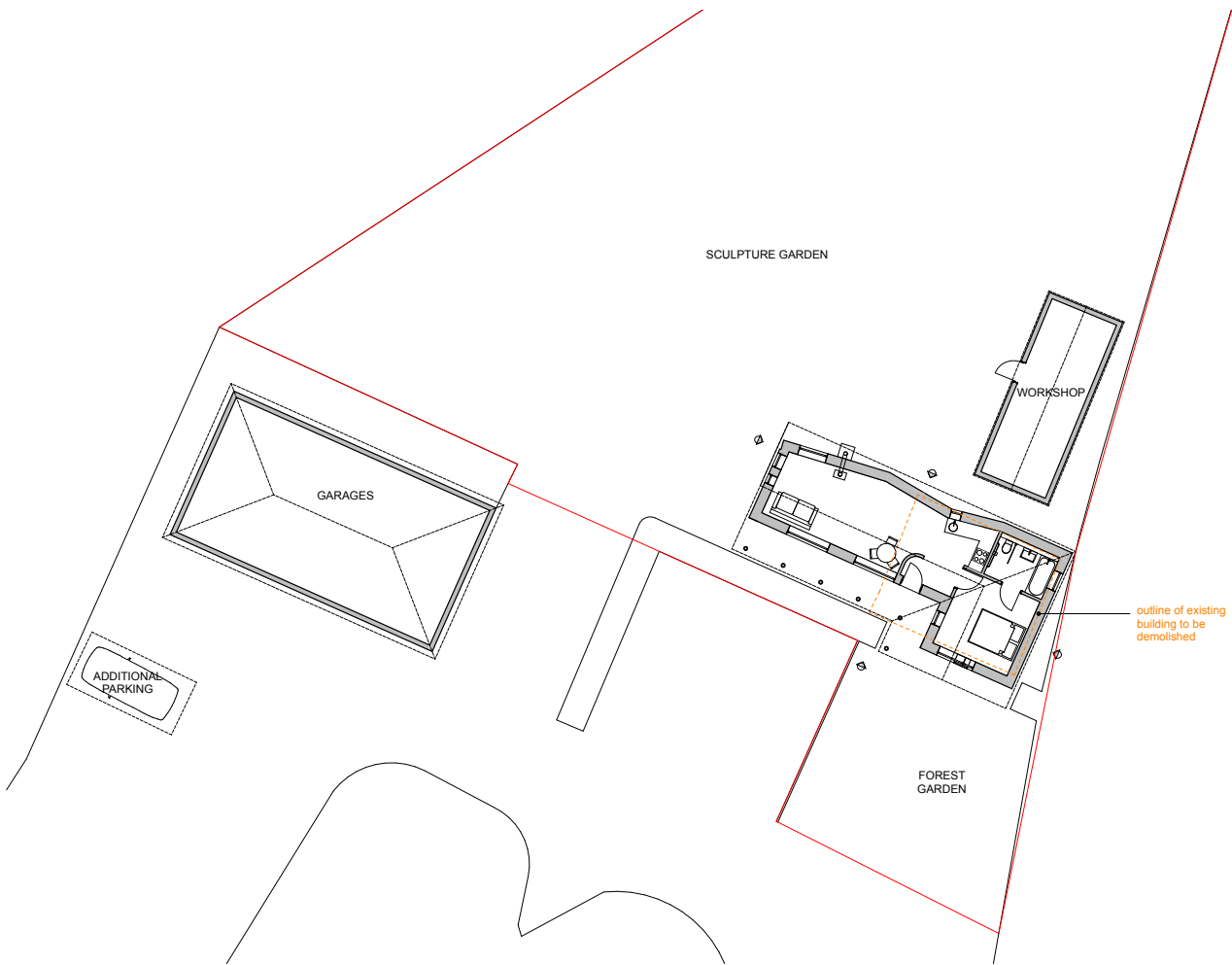
Fig.5 photograph looking westward at garage with garden hedge in foreground

#### 4. Proposal

The proposal is to create a 45m<sup>2</sup> single storey annex, which will provide a comfortable space for the applicant to reside in her later years; the requirement for the annex is explained in more detail in the applicant's personal statement.

The building has been conceived as a sculptural addition to the gardens, and has a whimsical nature inspired by the surrounding landscape. In addition to this, the form and materiality also draws reference to the surrounding buildings: the brick plinth of the workshop will be continued around the annex and then cedar shingles installed above this which will silver over time. The steep slate roof replicates the established roofscape of the neighbouring buildings and helps pull the building toward the ground to minimise its visual impact and allow it to recede behind the Cornish Hedge.

The layout of the annex will physically connect the two gardens together via a small colonnade, so that it has a more direct link with the main dwelling. Primarily, the internal layout has been designed to be Part M compliant, but the spaces will also react to the changing light of the days and seasons thus creating a strong relationship between inside and out, meaning that the garden can be enjoyed whilst inside.



Proposed site plan

## 5. Architectural References



## 6. Access

There is currently one external parking space in addition to the garage (2 parking spaces in total). The spaces will be retained.

## 7. Services And Energy

The annex will need a septic tank installing to dispose of foul drainage. Photovoltaic panels will be installed on the southerly roof plane and a ground source heat pump installed. Rainwater will be harvested and recycled for grey water usage. The building will be highly insulated and care will be taken to ensure the envelope achieves a high level of airtightness to ensure that the fabric is as efficient as possible and energy usage minimised.